



Board of Architectural Review

DATE: July 18, 2018
TO: Board of Architectural Review Chair and Members
THROUGH: Jason Sutphin, Community Development Division Chief *(JDS)*
FROM: Tommy Scibilia, BAR Liaison *(TS)*
SUBJECT: Capstone

ATTACHMENTS: 1. Relevant regulations
2. Photos
3. Plans
4. Renderings and elevations

Nature of Request

1. Case Number:	-
2. Address:	3807 University Drive
3. Request:	Multifamily development
4. Applicant:	Capstone Collegiate Communities, LLC
5. Applicant's Representative:	Robert Brant
6. Status of Representative:	Agent
7. Current Zoning:	CR Commercial Retail
8. Proposed Zoning:	PD-R Planned Development Residential, Old Town Fairfax Transition Overlay District

STAFF COMMENTS

Background:

The subject property is 6.15 acres located within the block bounded by University Drive, Layton Hall Drive, and Democracy Lane. The existing uses on the site include low-rise, one- and two-story office buildings and surface parking. There are two standalone buildings, and three sticks of office condominiums designed in a residential townhouse style. The surrounding uses include a medical office building to the north and Layton Hall garden apartments across Layton Hall Drive, additional townhouse-style office condominiums and Courthouse Plaza Shopping Center to the south, office uses

and surface parking along Democracy Lane to the east, and the Olde Fairfax Mews townhouses to the west across University Drive.

In a concurrent land use case, the applicant is requesting a Comprehensive Plan Future Land Use Map amendment as well as a rezoning request from CR Commercial Retail to PD-R Planned Development Residential and the Old Town Fairfax Transition Overlay District.

Proposal:

The applicant Capstone Collegiate Communities, LLC proposes to replace the existing low-rise office buildings and all associated structures currently located on the 6.15-acre site with a four- and five-story multifamily building with approximately 230 to 270 units, marketed primarily to college students for off-campus housing, but also available for rent by non-students. The development would include approximately 11,000 square feet of amenity space and a parking deck with approximately 640 to 780 parking spaces and 50 surface parking spaces. Access to the site would be located off of both University Drive and Layton Hall Drive, along with interparcel access to the neighboring properties.

Site:

The building would have two main sections connected by a covered outdoor patio. The eastern portion, with frontage on University Drive and Democracy Lane, would be rectangular in form with residences surrounding a parking structure and internal courtyard. The western portion, with frontage on Layton Hall Drive and Democracy Lane, would be shaped like the letter E, with three legs that create two private courtyard spaces. Access to the parking structure would be located off of the bend in Democracy Lane, and from an existing driveway off of Layton Hall Drive that also provides access to the medical office property lot. A private road is proposed along the property's eastern edge which would connect Layton Hall Drive to Democracy Lane. Sidewalks would run around the majority of the building perimeter, including two parallel sidewalks along University Drive. The grade change from north to south along University Drive would necessitate the use of stairs and landings on the sidewalk closer to the building, while the wider sidewalk along the road would have a continuous slope.

Architecture:

The building would be four stories along University Drive and Democracy Lane, and five stories along Layton Hall Drive and the proposed east private access road. The façades are proposed to be broken up approximately every 20 to 40 feet using a combination of material changes, roofline variation, height differences, façade jogs, stoops, and foundation planting beds. Other architectural features include projecting window bays, Juliet balconies, metal canopies, standing seam sloped awnings, and tall storefront windows at the ground level. Materials called out in the elevations, Attachment 4, include red brick and brown brick, fiber cement panel painted beige and light brown, and gray fiber cement lap siding. Brick is the primary base material for the building. Some sections are entirely brick on all levels, and others are brick up through the first or second floor, with fiber cement elements on the upper levels. Some parts of the eastern portion of the building use significantly more cementitious product, with

brick only on the first level or as the building base. The roofline is designed using a combination of side-facing gable roofs with asphalt shingles, faux gable roofs with asphalt shingles and decorative dormers that partially conceal a full upper story, and flat rooflines with simple decorative cornices.

Landscaping:

Alternating category II and IV deciduous trees are proposed between the parallel sidewalks on University Drive, and between the road and the sidewalk on Democracy Lane as well as the private streets connecting Layton Hall Drive to Democracy Lane and to the parking structure. Category IV trees are proposed in the right-of-way on Layton Hall Drive to continue the regularly spaced pattern of street trees along this street (not within BAR purview). Category II, III, and IV deciduous trees are proposed within the two courtyards of the eastern portion of the building. A combination of deciduous trees and evergreen shrubs are proposed to be clustered beside Democracy Lane against the building around the corner from the amenity space, as well as at the building's northwest corner. A hedge of evergreen shrubs is proposed along the property edge shared with the medical office lot to the north. In the illustrative concept sketches of the open spaces on site (Attachment 4, sheet 3), various shrubs and ground plantings are shown in the courtyards and in the raised planters, however this level of detail has not yet been applied to the overall technical landscape plan (sheet 5). Plant species have not been called out specifically on the landscape plan, but the proposed vegetation key on the landscape plan includes red maple, American hornbeam, eastern redbud, honeylocust, American holly, and little leaf linden. Shrub species in the key include sweet pepperbush, witch hazel, winterberry holly, Virginia sweetspire, northern spicebush, and rosebay rhododendron.

Hardscape:

The applicant has included brick pavers in the landscape package (Attachment 3, sheet 4), proposed in certain locations, such as at sidewalk connections and plazas. Plain scored concrete would be used for the majority of hardscaping on site.

Lighting:

The applicant has included two lighting fixtures in the landscape package (Attachment 3, sheet 4), the City standard acorn light and a decorative gooseneck pole fixture. Specific locations are not called out on the plans. The Comprehensive Plan encourages the use of decorative gas fixtures in the Transition Overlay District, see provisions below in the analysis section. Information on other forms of lighting, such as landscape and building accent lighting, and building-mounted lighting have not been provided at this time.

Amenities:

The applicant has included images of the proposed benches and trash receptacles, both of which would have a matching stainless steel finish (Attachment 3, sheet 4). These would be located along the sidewalks at the periphery of the building and within the courtyards, although specific locations have not been indicated at this time. Other amenities include an outdoor kitchen and cabanas for use by the pool in the internal courtyard in the west portion of the building, however this would not be visible

from any right-of-way or public space and is therefore not within BAR purview. Other furnishings would include Adirondack chairs and tables in the south courtyard, though details on these furnishings were not included in the work session submittals. The north courtyard is shown to include a decorative arbor swing (Attachment 3, sheet 4). The south courtyard is shown to have a water feature. Information on this should be included in future submissions.

Appurtenances:

The applicant has included the location of two transformers on the landscape plans, located in the landscaped area around the corner from the amenity space on Democracy Lane. The landscaping shown would not screen these from view on Democracy Lane, but would create a buffer between them and the building itself. The applicant is encouraged to explore screening of these units.

HVAC units would be roof-mounted and not visible from the right-of-way. Trash collection would take place within the parking structure.

Signage:

Signage is shown illustratively on the elevations as a ground-mounted monument sign at the corner of University Drive and Democracy Lane, which is integrated into the retaining walls and planting bed walls at this location. Specifics on the signage material and mounting method have not been provided at this time. Signage is within BAR purview in the Transition Overlay District.

Analysis:

Design Guidelines – Old Town Fairfax Historic and Transition Districts

The land use request would place this development into the Old Town Fairfax Historic Transition Overlay District, and so the following excerpts from the Design Guidelines pertaining to the Transition Overlay District are relevant to this application.

Use appropriate traditional paving materials like brick, stone, and scored concrete (42).

Brick pavers are proposed in certain locations, such as at sidewalk connections and plazas, which is consistent with this guideline, however the sidewalks along University Drive, Layton Hall Drive, and Democracy Lane should be brick per these guidelines and guidance in the Comprehensive Plan below (see citation from page 51).

For new fences or walls, use materials that relate to materials in the neighboring historic district and take design clues from nearby historic fences and walls (42).

The applicant is proposing brick planter walls, which is consistent with this guideline. More information is needed on fences, gates, and railings.

Landscaping should help complete the sense of closure along street frontages, and should be compatible with surrounding landscaping (42).

The proposal has a consistent and regular pattern of tree plantings along the roads inside and outside the development. Shrubs should be incorporated at the bases of these trees to create a more complete sense of enclosure.

Choose ground cover plantings that are compatible with adjacent sites, existing site conditions, and the character of the building (42).

Information on ground plantings and shrubs is still needed. These items should be incorporated where practicable to create a comfortable pedestrian environment.

Landscape and screen parking areas and provide a buffer zone around all lots and within large ones (42).

Ground plantings and shrubs should be incorporated into the design to help screen appurtenances and create buffers between the roads, sidewalks, and the building.

Landscaped seating areas, plazas, and areas of amenities such as fountains, benches, and other features are encouraged on private sites within the framework of the above guidelines (42).

The proposal is generally consistent with this guideline, bearing in mind that ground plantings and shrubs should be worked into the overall landscape plan and used in the various gathering places proposed. The applicant should explore the integration of small pocket parks into the University Drive frontage by way of increased setbacks in certain areas. See further discussion below.

In residential areas, use lighting fixtures that are understated and complement the residential quality of the surroundings (42).

Information on lighting locations and additional fixtures are still needed. Traditional-style gas lighting fixtures are encouraged by guidance in the Comprehensive Plan in the Transition Overlay District, and the applicant should consider their use along University Drive, Layton Hall Drive, and Democracy Lane. See further discussion below.

Place site appurtenances, such as overhead wires, utility poles and meters, antennae, exterior heat exchangers, and trash containers, where they are least likely to detract from the character of the site and screen with landscaping or fences as necessary (42).

The placement of most appurtenances is consistent with this guideline. The renderings show telephone poles and pole-mounted electric lines. Although the undergrounding of utilities is something most

appropriately discussed as part of the associated land use case, the applicant is encouraged to underground utilities and reflect this effort in future submissions to the BAR.

Use forms in new construction that relate to those of existing neighboring buildings on the street (46).

The building, while articulated in such a way as to mimic the width proportions of townhouses, consistent with the proportions of the Olde Town Mews across University Drive, further articulation is still needed. The building imposes an inappropriately large, unbroken mass along University Drive not consistent with the Olde Fairfax Mews. See further discussion below.

Consider reducing the scale of the building at the streetfront facade and increasing the scale as the building steps back on the lot (46).

The proposal is not consistent with this guideline along University Drive. The scale of the building, while articulated in subtle ways with material variations, small jogs, and porches, is still quite massive. The approximately 250-foot length of the building along University Drive should incorporate more significant and meaningful forms of articulation, such as deep setbacks to create pocket parks or plazas that create pedestrian-scale relief. The material variation is also repetitive in nature. The Olde Fairfax Mews across the street incorporate different materials, architectural features, and accent colors that help create a unique identity for each home, even while the width of the units along the road is consistent. Further, there are large breaks in the street wall on this side of University, where pedestrian scale landscaped walkways and plazas between townhouse sticks are used to create an intimate environment and break up the massing of the development. The Layton Hall Drive facade and eastern legs of the building are proposed at the full height of five stories. In addition to the above considerations, the applicant should consider reducing the height of these facade elevations where practicable.

Neighborhood transitional buildings should use roof forms that relate to the neighboring residential forms instead of the flat or sloping commercial form (49).

The proposal is consistent with this guideline.

Ground-mounted signs should be placed in a manner that will not obstruct motorists' view from the surrounding streets or driveways. These signs are more appropriate for new developments within the historic district (55).

The proposal is consistent with this guideline.

Comprehensive Plan:

The following excerpts from the 2012 Comprehensive Plan are relevant to this application.

Extended pedestrian improvements such as brick sidewalks and crosswalks can serve as identifying features linking the historic downtown with the surrounding Transition District, and decorative gas lights and the undergrounding of utility lines will emphasize and improve the distinctive character of Old Town (51).

Brick pavers are proposed in certain locations, such as at sidewalk connections and plazas, which is consistent with this provision of the Comprehensive Plan, however the sidewalks along University Drive, Layton Hall Drive, and Democracy Lane should be brick to fully realize this strategy. The applicant has not included decorative gas fixtures in their proposal, but these fixtures should be used at least along University Drive and Layton Hall Drive, and ideally along Democracy Lane as well. The renderings show telephone poles and pole-mounted electric lines. Although the undergrounding of utilities is something most appropriately discussed as part of the associated land use case, the applicant is encouraged to underground utilities and reflect this effort in future submissions to the BAR.

The physical environment should also reinforce the "Old Town" concept through development that is complementary in scale and character while emphasizing pedestrian access between the historic core and the Transition District (51).

Staff finds the proposal to be generally consistent with this provision of the Plan, but believes additional opportunities to create pedestrian interest in the form of open spaces and plazas should be explored. See below.

Parks, Recreation, and Open Space, strategy PRO-4.1 – Incorporate facilities such as trails and small parks or open space areas within and adjacent to residential and commercial developments (94).

Staff believes the long frontage along University Drive offered by this property provides the opportunity to create small pockets of open space through more significant building setbacks that could function as passive recreational amenities for residents and passersby.

New development in the Old Town area should be compatible with older, historic development so that the existing character is not eroded or transformed. To ensure compatibility, new development should complement the existing architecture in terms of scale, setback, use of materials and detailing. All new development and redevelopment should be consistent with the CAP (including the Old Town Fairfax Historic and Transition District Guidelines) (106).

The overall architectural concept presented is in line with this provision of the Plan, however improvements in quality are needed. The eastern portion of the building, as a whole, has a significantly reduced amount of masonry product compared to the western portion of the building. These elevations would be highly visible from view on Layton Hall Drive and Democracy Lane, and staff does not believe the use of high-quality materials is sufficient.

RECOMMENDATIONS

As this is a work session, there will be no specific staff recommendations in this report. Staff requests that final submissions for consideration by the BAR include the following:

- Information and details on railings, gates, lighting fixtures, and site furniture
- Location of lighting fixtures and site amenities
- Location of shrubs and ground plantings
- Landscape species
- Specific locations of hardscape materials
- Physical material and color samples

RELEVANT REGULATIONS

- Attachment 1-

§3.7.3. Old Town Fairfax Transition Overlay District

A. Applicability

1. No structure or improvement in the Old Town Fairfax Transition Overlay District, including signs and significant landscape features associated with such structure or improvement, located on land within the district shall be erected, reconstructed, substantially altered or restored until the plans for architectural features, and landscaping have been approved in accordance with the provisions of this article and §6.5.
2. The provisions of §3.7.3 shall not apply to regular maintenance of a structure, improvement or site; however, changes to the exterior color of a structure, or substantial portion thereof, shall be deemed an alteration and not regular maintenance. Further, the provisions of this district shall not apply to single-family detached residences after such residences have been initially erected.

§3.8.2. General provisions (Planned Development Districts)

F. Design guidelines and dimensional standards

1. Each planned development shall provide a comprehensive set of design guidelines that demonstrate the project will be consistent with the comprehensive plan. All dimensional standards shall be established by the city council at the time of approval.
2. Each applicant will be required to propose a master development plan to include design guidelines and all changes relative to the applicable, current general district. The city council can modify that plan in the review process; only city council can approve a planned development rezoning.

§5.4.5. Powers and duties

B. Final decisions

The board of architectural review shall be responsible for final decisions regarding the following:

1. Certificates of appropriateness, major (§6.5)

§6.5.1. Applicability

Certificates of appropriateness shall be reviewed in accordance with the provisions of §6.5.

A. A certificate of appropriateness shall be required:

1. To any material change in the appearance of a building, structure, or site visible from public places (rights-of-way, plazas, squares, parks, government sites, and similar) and located in a historic overlay district (§3.7.2), the Old Town Fairfax Transition Overlay District (§3.7.3), or in the Architectural Control Overlay District (§3.7.4). For purposes of §6.5, "material change in appearance" shall include construction; reconstruction;

exterior alteration, including changing the color of a structure or substantial portion thereof; demolition or relocation that affects the appearance of a building, structure or site;

2. To install, relocate or modify any sign not expressly exempt in a historic overlay district or in the Old Town Fairfax Transition Overlay District.

§6.5.3. Certificate of appropriateness types

A. Major certificates of appropriateness

1. Approval authority

(a) General

Except as specified in §6.5.3.B.2(b), below, the board of architectural review shall have authority to approve major certificates of appropriateness.

(b) Alternative (in conjunction with other reviews)

Alternatively, and in conjunction with special use reviews, planned development reviews, special exceptions or map amendments (rezoning), the city council may approve major certificates of appropriateness.

§6.5.6. Action by decision-making body

A. General (involving other review by city council)

After receiving the director's report on proposed certificates of appropriateness, which do not involve other reviews described below, the board of architectural review (BAR) shall review the proposed certificates of appropriateness in accordance with the approval criteria of §6.5.7. The BAR may request modifications of applications in order that the proposal may better comply with the approval criteria. Following such review, the BAR may approve, approve with modifications or conditions, or disapprove the certificate of appropriateness application, or it may table or defer the application.

B. Other reviews

1. Prior to taking action on special use reviews, planned development reviews, and map amendments (rezoning), the city council shall refer proposed certificates of appropriateness to the BAR for review in accordance with the approval criteria of §6.5.7.

2. In conjunction with special use reviews, planned development reviews, special exceptions and map amendments (rezoning), the city council may review the proposed certificate of appropriateness in accordance with the approval criteria of §6.5.7. The city council may request modifications of applications in order that the proposal may better comply with the approval criteria. Following such review, the city council may approve, approve with modifications or conditions, or disapprove the certificate of appropriateness application, or it may table or defer the application.

§6.5.7. Approval criteria

A. General

1. Certificate of appropriateness applications shall be reviewed for consistency with the applicable provisions of this chapter, any adopted design guidelines, and the community appearance plan.
2. Approved certificates of appropriateness shall exhibit a combination of architectural elements including design, line, mass, dimension, color, material, texture, lighting, landscaping, roof line and height conform to accepted architectural principles and exhibit external characteristics of demonstrated architectural and aesthetic durability.

§6.5.9. Action following approval

- A. Approval of any certificate of appropriateness shall be evidenced by issuance of a certificate of appropriateness, including any conditions, signed by the director or the chairman of the board of architectural review. The director shall keep a record of decisions rendered.
- B. The applicant shall be issued the original of the certificate, and a copy shall be maintained on file in the director's office.

§6.5.10. Period of validity

A certificate of appropriateness shall become null and void if no significant improvement or alteration is made in accordance with the approved application within 18 months from the date of approval. On written request from an applicant, the director may grant a single extension for a period of up to six months if, based upon submissions from the applicant, the director finds that conditions on the site and in the area of the proposed project are essentially the same as when approval originally was granted.

§6.5.11. Time lapse between similar applications

- A. The director will not accept, hear or consider substantially the same application for a proposed certificate of appropriateness within a period of 12 months from the date a similar application was denied, except as provided in §6.5.11.B, below.
- B. Upon disapproval of an application, the director and/or board of architectural review may make recommendations pertaining to design, texture, material, color, line, mass, dimensions or lighting. The director and/or board of architectural review may again consider a disapproved application if within 90 days of the decision to disapprove the applicant has amended his application in substantial accordance with such recommendations.

§6.5.12. Transfer of certificates of appropriateness

Approved certificates of appropriateness, and any attached conditions, run with the land and are not affected by changes in tenancy or ownership.

§6.5.13. Appeals

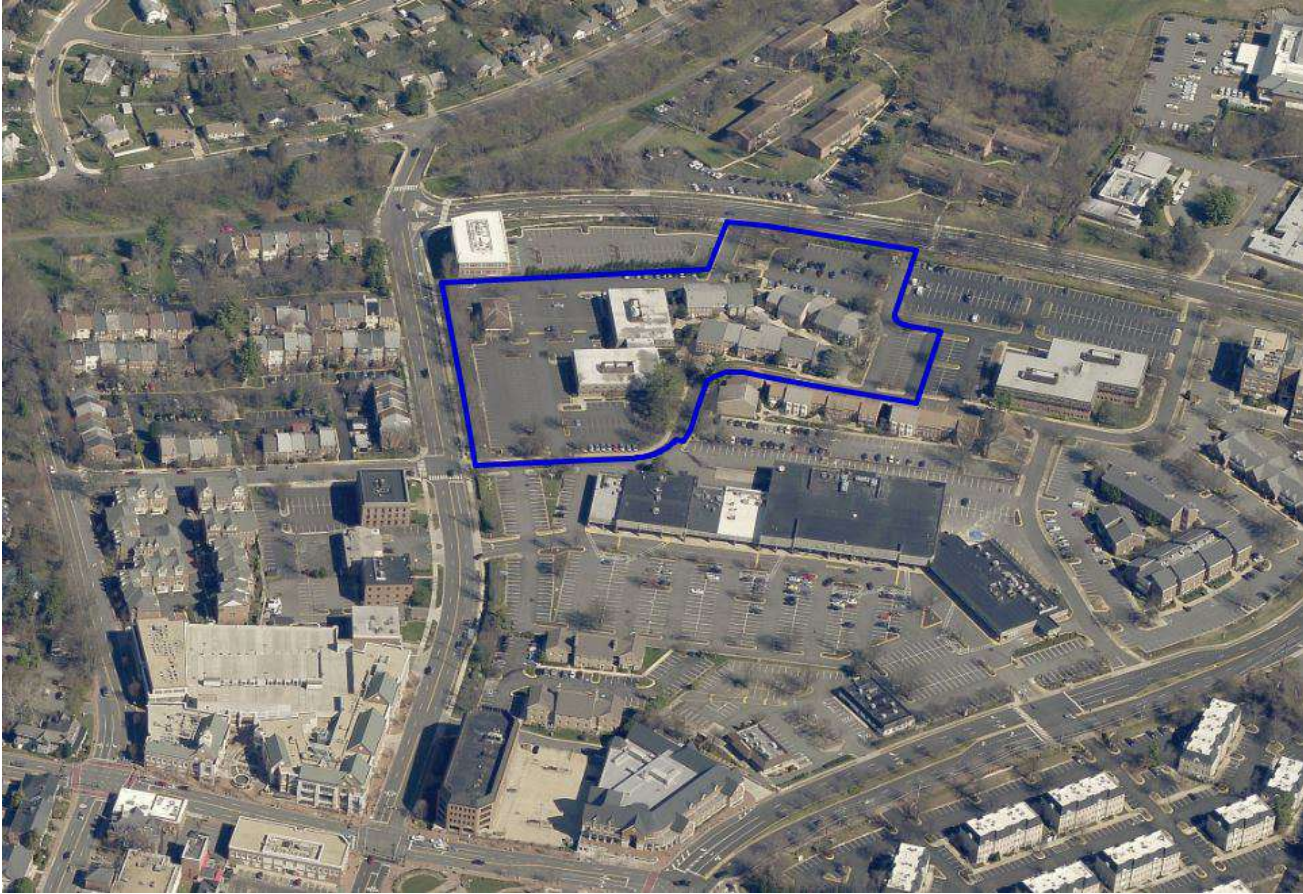
- A. Appeals to city council
Final decisions on certificates of appropriateness made may be appealed to city council within 30 days of the decision in accordance with §6.22.
- B. Appeals to court

Final decisions of the city council on certificates of appropriateness may be appealed within 30 days of the decision in accordance with §6.23.

§6.17.5. Action by zoning administrator (Special Exceptions)

B. Applications on historic district and the transition overlay district properties will be submitted to the board of architectural review for recommendation prior to action by the decision-making body.

Photos



Aerial



Looking north down University Drive with the site on the right



Looking north from toward site from Layton Hall Drive



Looking north away from the site toward Layton Hall Apartments



Looking southeast from the intersection of University Drive and Layton Hall Drive



Looking across University Drive from the site toward the Olde Fairfax Mews



View of office condominiums on Democracy Lane



Office building on western portion of site



Office building on middle portion of site



Office condominiums immediately south of the site



Office building immediately east of the site

CAPSTONE COLLEGIATE COMMUNITIES

BOARD OF ARCHITECTURAL REVIEW
CONCEPTUAL LANDSCAPE DESIGN

DEMOCRACY LANE
CITY OF FAIRFAX, VIRGINIA

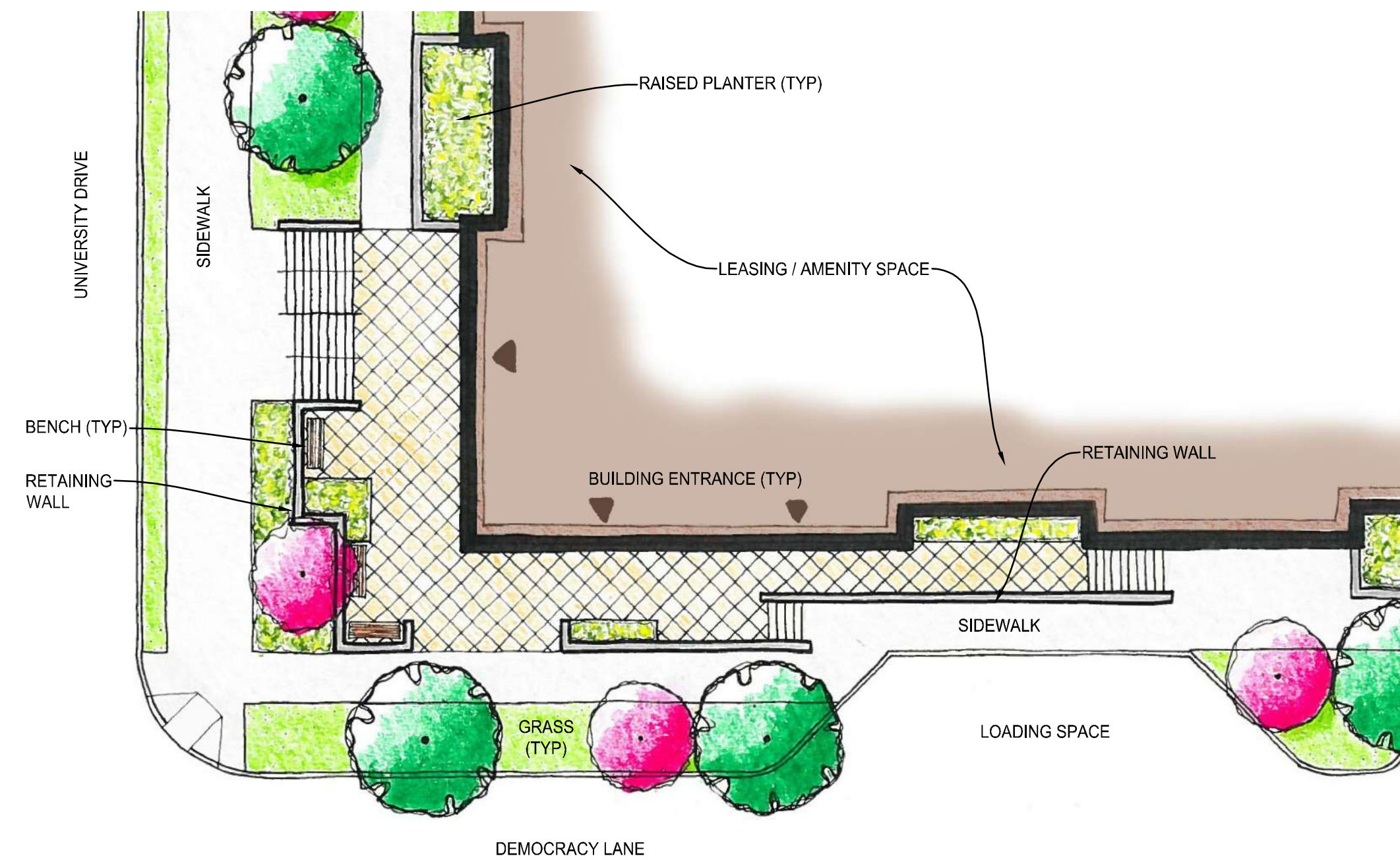
DATE OF FIRST SUBMISSION: JUNE 22, 2018

SHEET INDEX

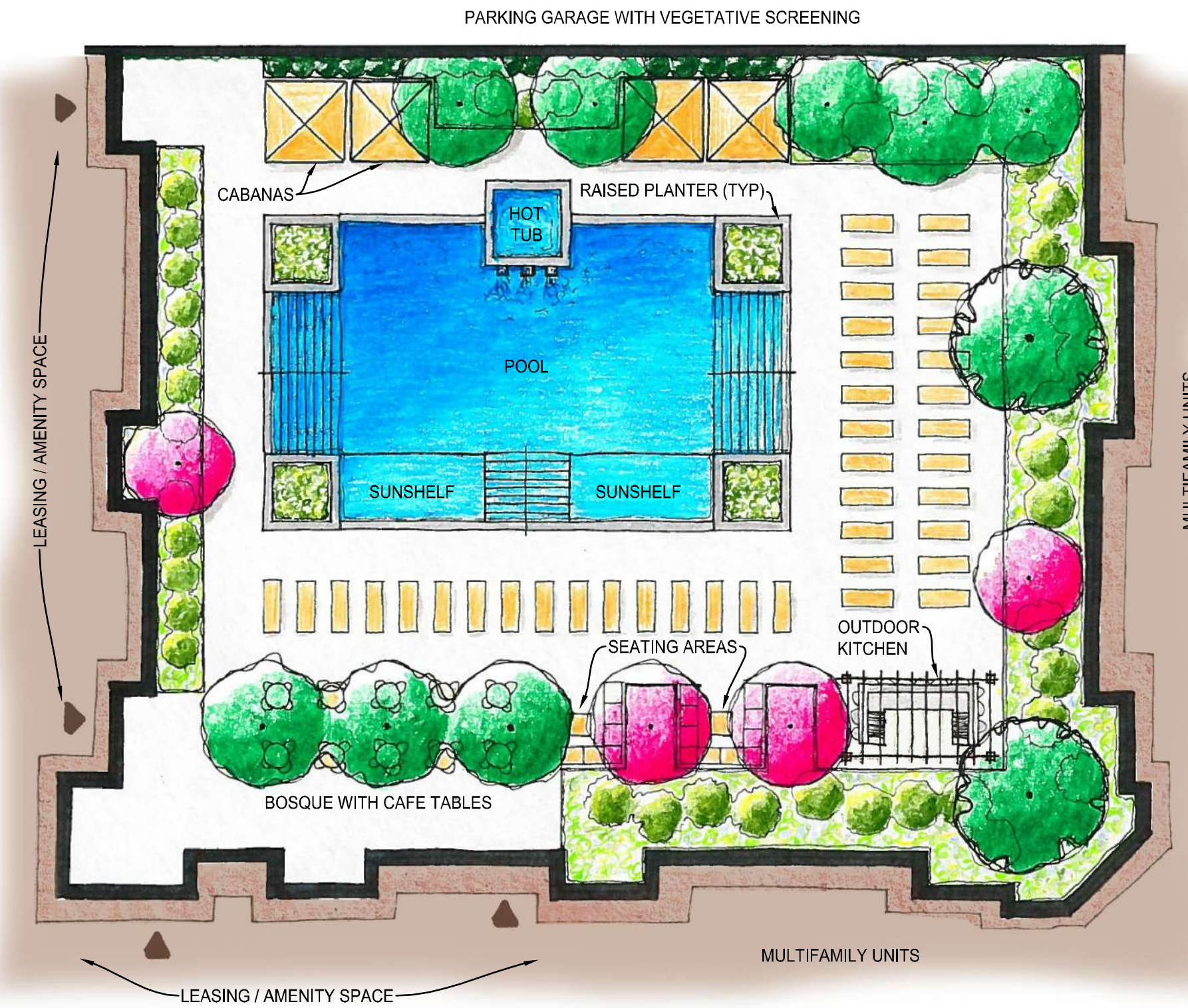
1	COVER SHEET
2	OVERALL SITE
3	CONCEPTUAL OPEN SPACE DESIGN
4	NARRATIVE & PRECEDENTS
5	LANDSCAPE PLAN
6	LANDSCAPE DETAILS



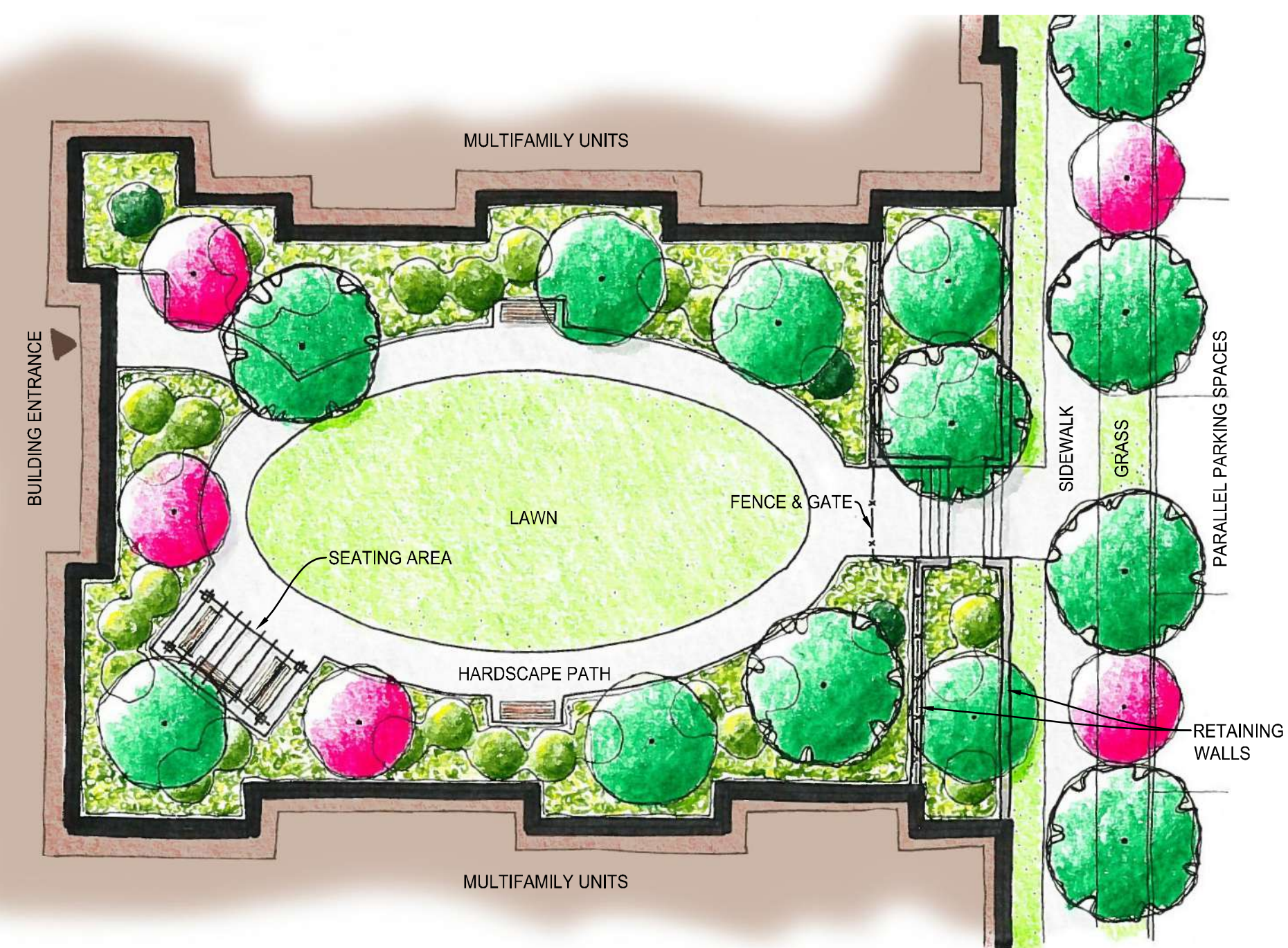
A MAIN BUILDING ENTRANCE UNIVERSITY DRIVE & DEMOCRACY LANE



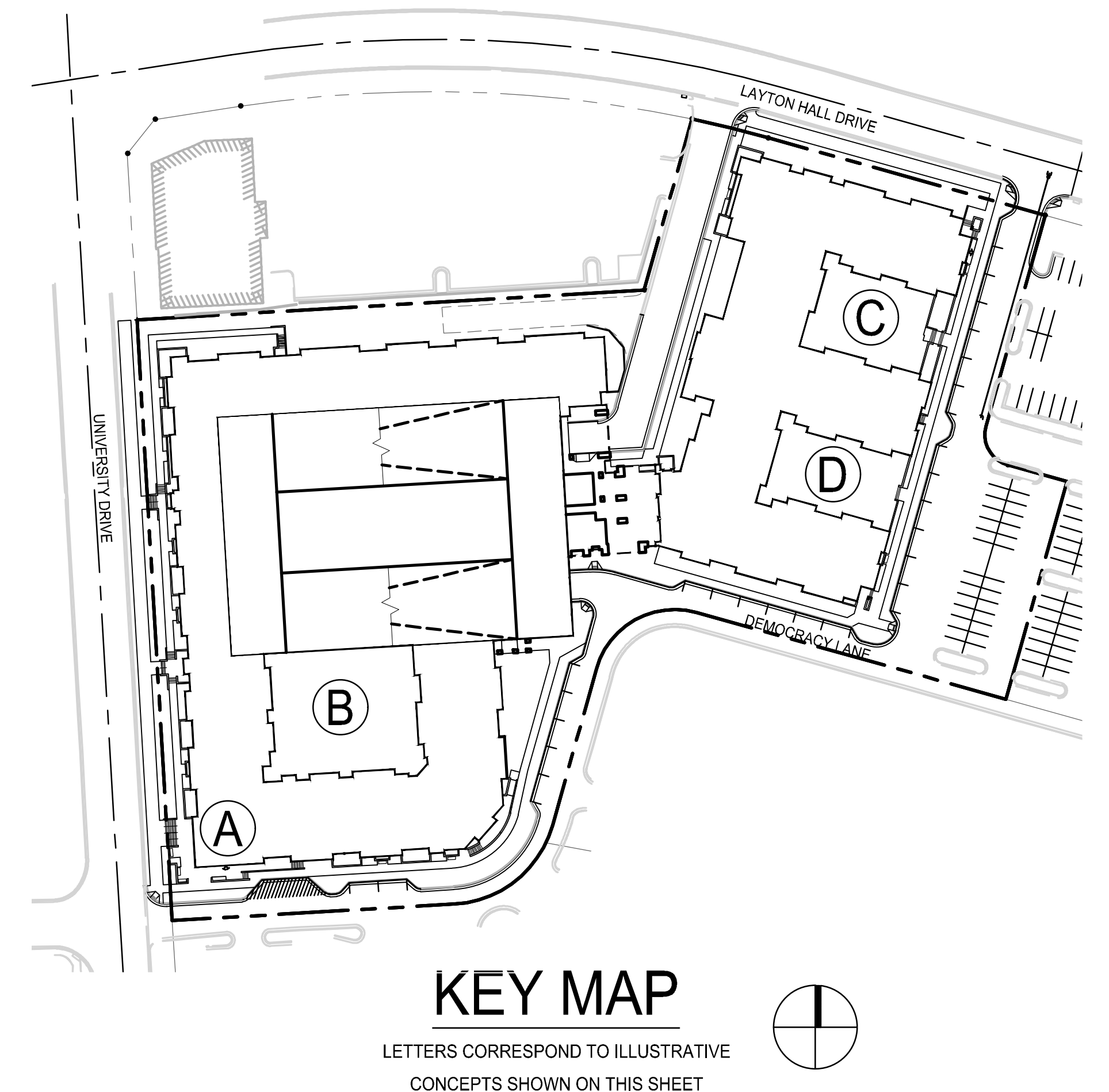
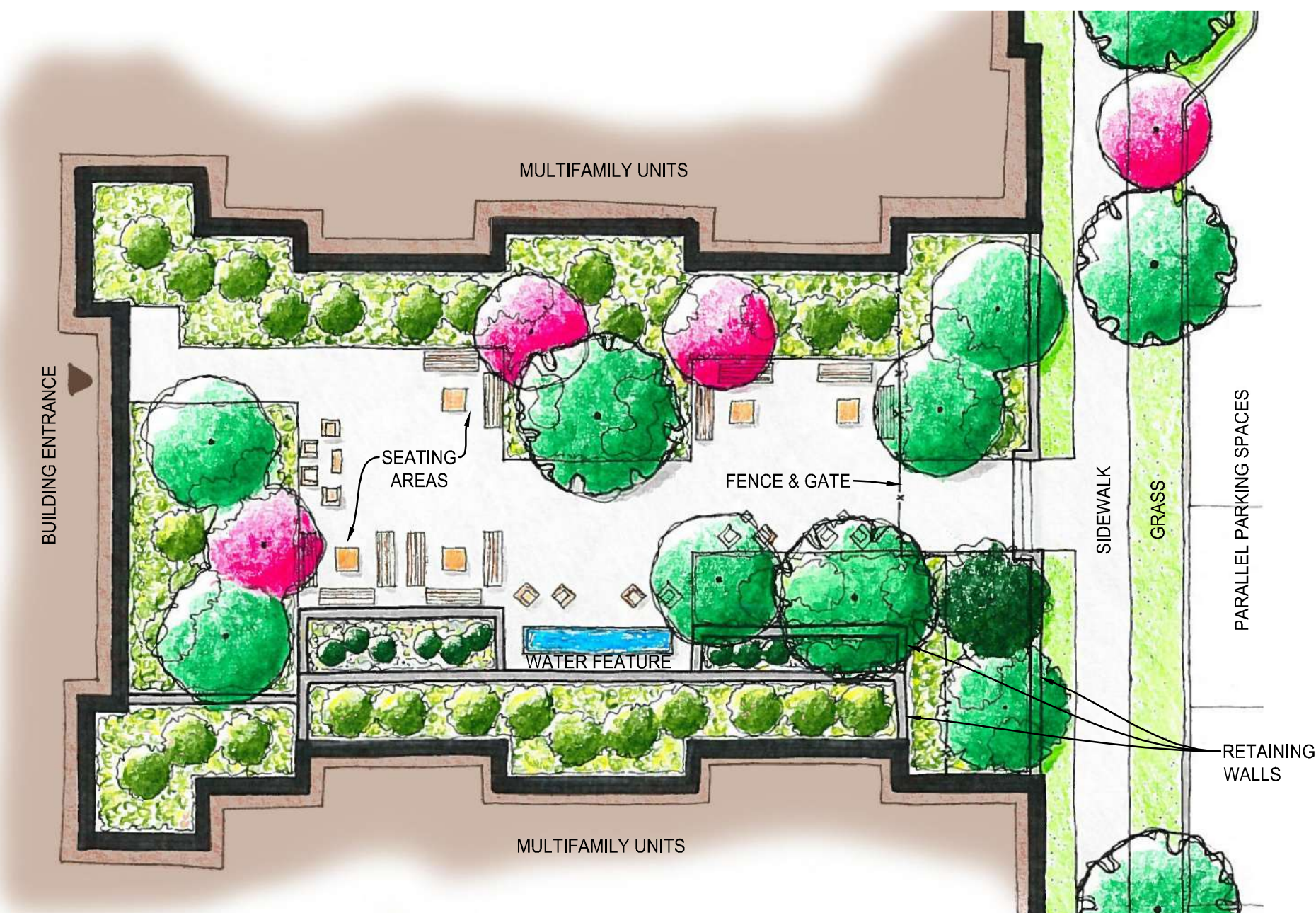
B INTERNAL COURTYARD



C NORTH COURTYARD



D SOUTH COURTYARD



DESIGN NARRATIVE

OVERVIEW

THE CONCEPT FOR THE DEMOCRACY LANE LANDSCAPE BORROWS FROM THE FORMALITY OF THE FAIRFAX ARCHITECTURE, LENDING A SLIGHTLY MORE FORMAL DESIGN LAYOUT. MODERN TOUCHES SUCH AS OUTDOOR KITCHENS, POOL CABANAS, AND FURNITURE WITH CLEAN LINES HAVE BEEN ADDED TO ACCOMMODATE THE EXPECTATIONS OF THE ANTICIPATED STUDENT DEMOGRAPHIC, HOWEVER TIMELESS MATERIALS SUCH AS BRICK PAVING, STEEL PICKET FENCES, AND ARBORS WITH SWINGS REMIND THE RESIDENTS THAT THEY ARE STILL IN A HISTORICAL SOUTHERN TOWN.

COURTYARD AMENITIES

THERE ARE THREE COURTYARDS LOCATED WITHIN THE SITE, ONE IN THE WEST BUILDING AND TWO IN THE EAST BUILDING. THE WEST BUILDING COURTYARD WILL ACCOMMODATE A POOL, SPA, LARGE TANNING DECK, AND OUTDOOR KITCHEN. IT WILL BE ACCESSED FROM TWO POINTS THROUGH THE LEASING/AMENITY SPACE. THE EAST BUILDING COURTYARDS WILL CONSIST OF ONE ACTIVE GATHERING SPACE WITH MULTIPLE SITTING AREAS AND DECORATIVE PAVING FOR ENTERTAINMENT ACTIVITIES SUCH AS BAG TOSS AND PING PONG. THE OTHER COURTYARD WILL BE A MORE PASSIVE SPACE WITH AN OPEN LAWN, BENCHES, AND A PERGOLA WITH SWINGS. BOTH OF THE EAST COURTYARD BUILDINGS WILL BE ACCESSED FROM THE PERIMETER SIDEWALK VIA A DECORATIVE STEEL GATE FOR SECURITY. THERE WILL ALSO BE ACCESS POINTS FROM THE BUILDING CORRIDORS.

PEDESTRIAN CIRCULATION

PEDESTRIANS MAY ACCESS THE BUILDINGS VIA THE PERIMETER SIDEWALK OR SEVERAL PAVED PLAZAS CONNECTING THE BUILDINGS TO THE SIDEWALK. CURB CUTS FOR ADA ACCESSIBILITY ARE LOCATED AT CORNER OF UNIVERSITY AND DEMOCRACY, ENTERING THE PARKING LOT, AND DRIVEWAY CROSSINGS THAT BISECT THE SIDEWALK. CONNECTIVITY TO EXISTING SIDEWALKS IS MADE ALONG LAYTON HALL DRIVE. THE TWO COURTYARDS LOCATED IN THE EAST BUILDING WILL HAVE DIRECT CONNECTIONS TO THE PERIMETER WALK. THE COURTYARD IN THE WEST BUILDING WILL BE ACCESSED THROUGH THE BUILDING CORRIDORS.

SITE FURNISHINGS

BENCHES AND TRASH RECEPTACLES WILL BE LOCATED ALONG THE PERIMETER WALK AT THE BUILDING CONNECTIONS AND PLAZAS. PEDESTRIAN SCALE LIGHTING WILL ALSO BE LOCATED ALONG UNIVERSITY AND DEMOCRACY. DEEP SEATING WILL BE PROVIDED IN THE POOL AND ACTIVE COURTYARDS WHILE ADIRONDACKS AND SWINGS WILL BE FOUND IN THE PASSIVE COURTYARD AREA. LIGHTING WILL BE LOCATED IN COURTYARDS AT KEY AREAS FOR SECURITY AS WELL AS AMBIENT LANDSCAPE LIGHTING IN THE SURROUNDING PLANT BEDS.

SIGNAGE

THE MONUMENT SIGNAGE WILL BE LOCATED IN THE VICINITY OF THE LEASING OFFICE ENTRY AND PROVIDE A STRONG VISUAL IDENTITY FROM THE CORNER OF UNIVERSITY DRIVE AND DEMOCRACY LANE. SIGNAGE STYLE WILL BE CONSISTENT WITH THE SURROUNDING ARCHITECTURE AND CONFORM TO THE LOCAL SIGNAGE ORDINANCES.

PLANTINGS

STREET TREES ARE ADDED ALONG UNIVERSITY AND DEMOCRACY IN ACCORDANCE WITH CITY REQUIREMENTS. ADDITIONAL PLANTINGS OF TREES AND EVERGREEN SHRUBS ALONG THE PERIMETER WILL SOFTEN THE BUILDING WALLS AT LAYTON HALL DRIVE AND PROVIDE A BUFFER FOR ADJACENT PROPERTIES. THE PLANTINGS FOR THE SITE ARE SELECTED FROM SPECIES NATIVE TO THE FAIRFAX AREA AND WILL PROVIDE SEASONAL INTEREST WHILE ALSO PROVIDING SHADE FOR THE OUTDOOR AMENITY AREAS.



Site Bench



Trash Receptacle



Decorative Light Fixture



Typical Brick Pavers

SITE MATERIAL EXAMPLES

Democracy Lane
Fairfax, VA



Outdoor Kitchen



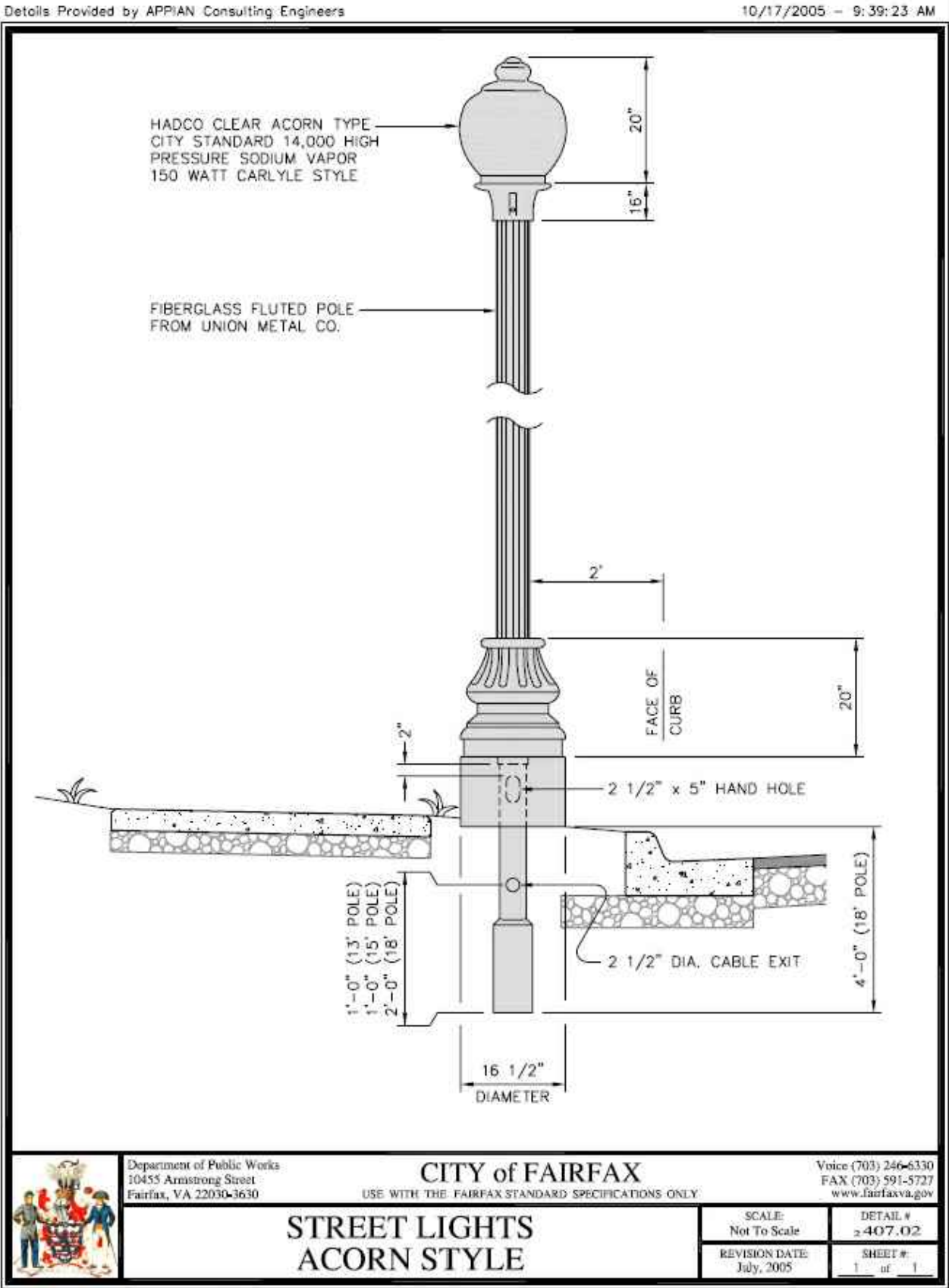
Pool Cabana

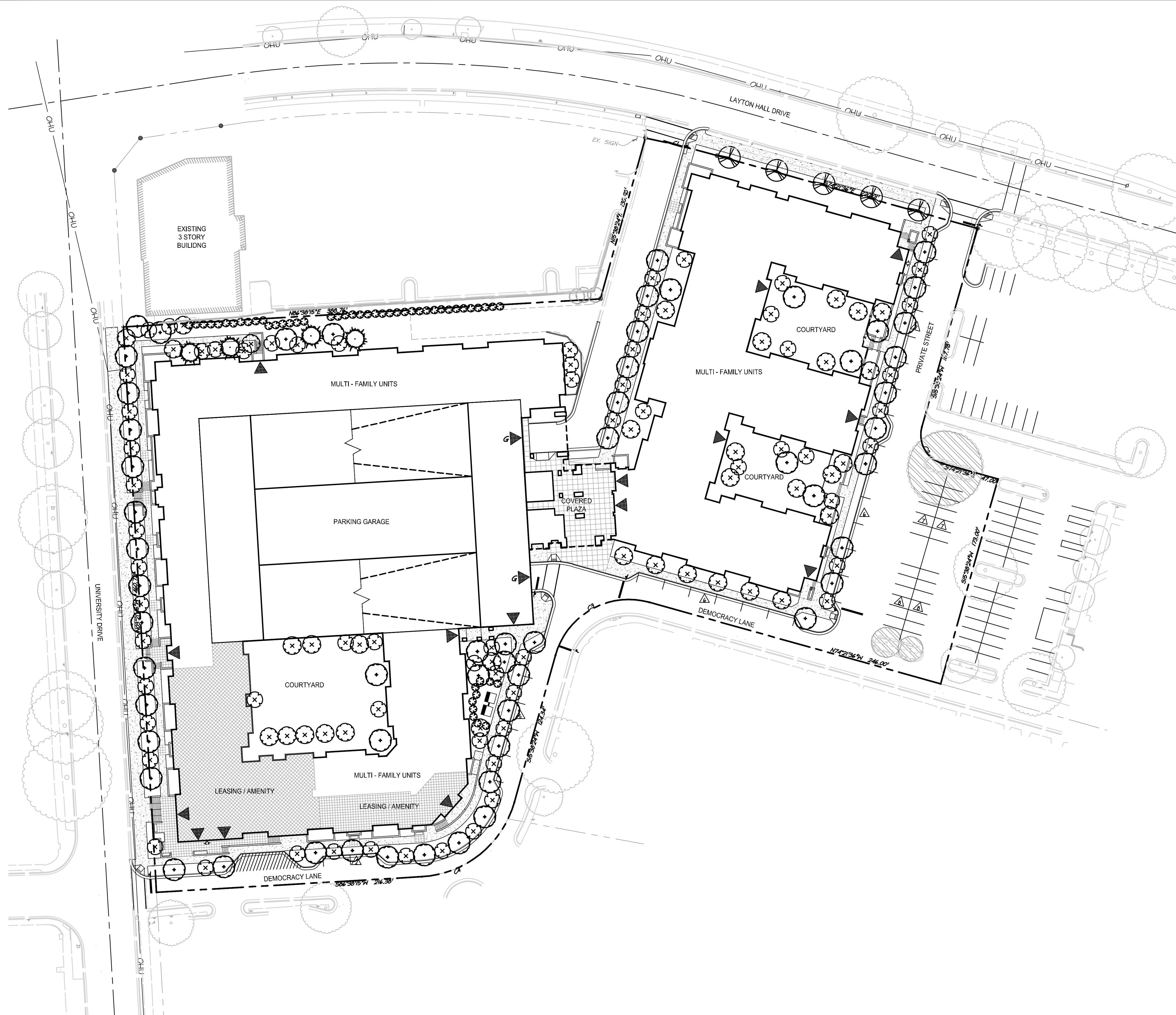


Swing Arbor at Lawn

SITE MATERIAL EXAMPLES

Democracy Lane
Fairfax, VA





LEGEND

- EXISTING TREES
- EXISTING TREES TO BE PRESERVED ONSITE
- PROPOSED PLANTINGS
- 3" CALIPER DECIDUOUS TREE - CATEGORY IV - 250 SF
 - 3" CALIPER DECIDUOUS TREE - CATEGORY IV WITHIN ROW (TREE CANOPY NOT COUNTED) REQUIRES CITY OF FAIRFAX PERMISSION FOR OFFSITE PLANTING
 - 3" CALIPER DECIDUOUS TREE - CATEGORY III - 175 SF
 - 3" CALIPER DECIDUOUS TREE - CATEGORY II - 125 SF
 - 10-12' HEIGHT EVERGREEN TREE - CATEGORY III - 175 SF
 - EVERGREEN SHRUB

- NOTES:
- PROPOSED TRANSFORMERS WILL BE SCREENED WITH SHRUBS AS SHOWN ON THIS PLAN.
 - DETAILED LANDSCAPE PLANTINGS, HARDSCAPE DESIGN, AND LIGHTING FOR THE PROPOSED OPEN SPACE AREAS SHOWN WILL BE PROVIDED AT THE TIME OF SITE PLAN.

10-YEAR TREE CANOPY CALCULATIONS

TREE CANOPY REQUIRED					
SITE AREA			288,123 SF		
TREE CANOPY COVERAGE REQUIRED PER ZO 4.5.6.A.			20 %		
TOTAL CANOPY AREA REQUIRED			53,625 SF		
TREE CANOPY PROVIDED					
PLANT TYPE		STOCK SIZE	QUANTITY	CANOPY PER TREE	CANOPY PER TYPE
DECIDUOUS TREE	CATEGORY IV	3-3.5" CALIPER	57	250 SF	14,250 SF
DECIDUOUS TREE	CATEGORY III	3" CALIPER	34	175 SF	5,950 SF
DECIDUOUS TREE	CATEGORY II	3" CALIPER	65	125 SF	8,125 SF
EVERGREEN TREE	CATEGORY III	3" CALIPER	4	175 SF	700 SF
EVERGREEN SHRUBS		30-36" HEIGHT	51	— —	— —
SUBTOTAL CANOPY AREA PROVIDED THROUGH TREE PLANTING					29,025 SF
SUBTOTAL CANOPY AREA PROVIDED THROUGH TREE PRESERVATION					3,480 SF
TOTAL CANOPY AREA PROVIDED					32,505 SF
TOTAL CANOPY COVERAGE PROVIDED					12.1 %
NOTE: THE FOLLOWING TREES ARE PROPOSED WITHIN THE ROW AND THEREFORE NOT INCLUDED IN THE ABOVE TREE CANOPY CALCULATIONS					
DECIDUOUS TREE	CATEGORY IV	3" CALIPER	5	— —	— —

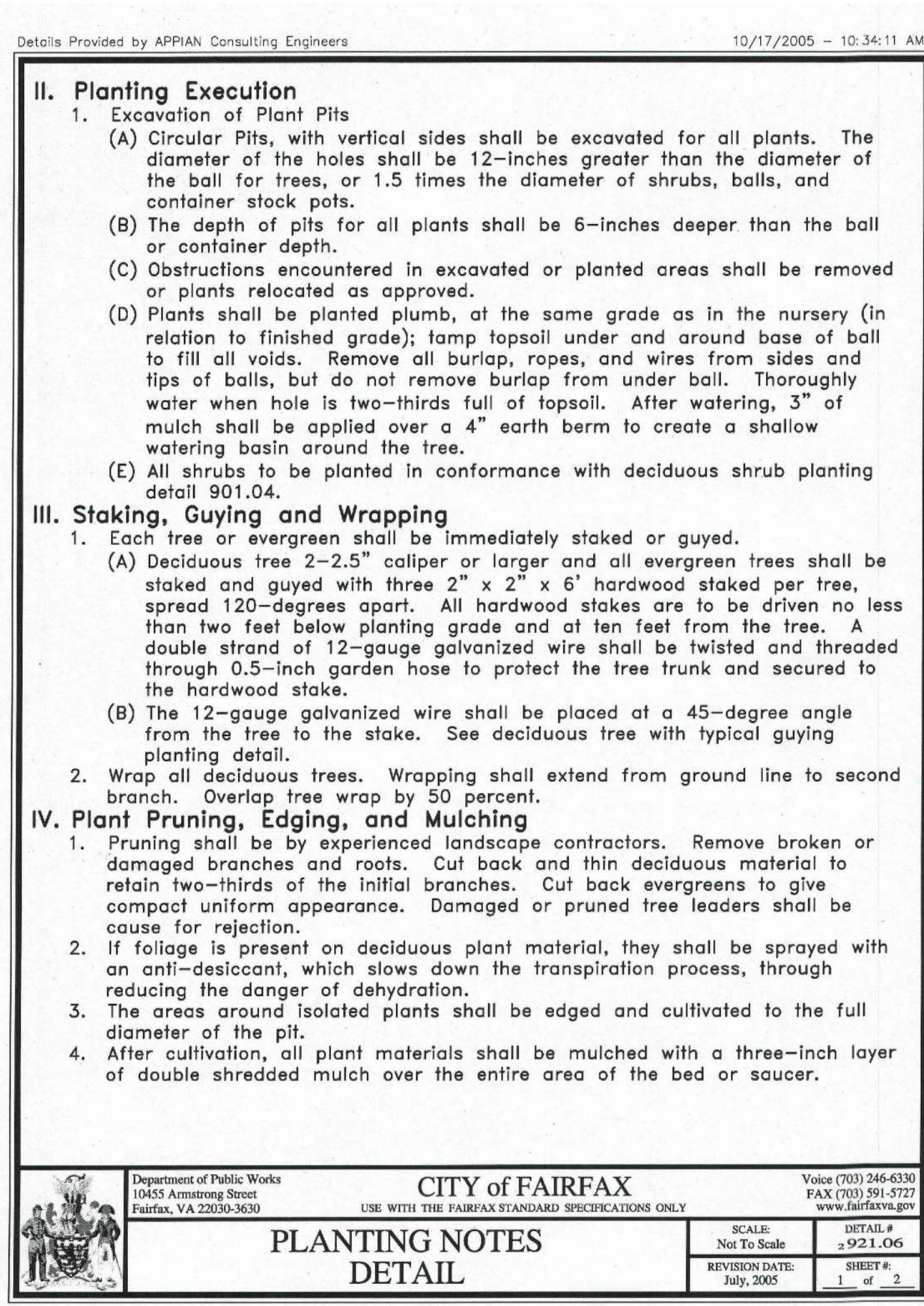
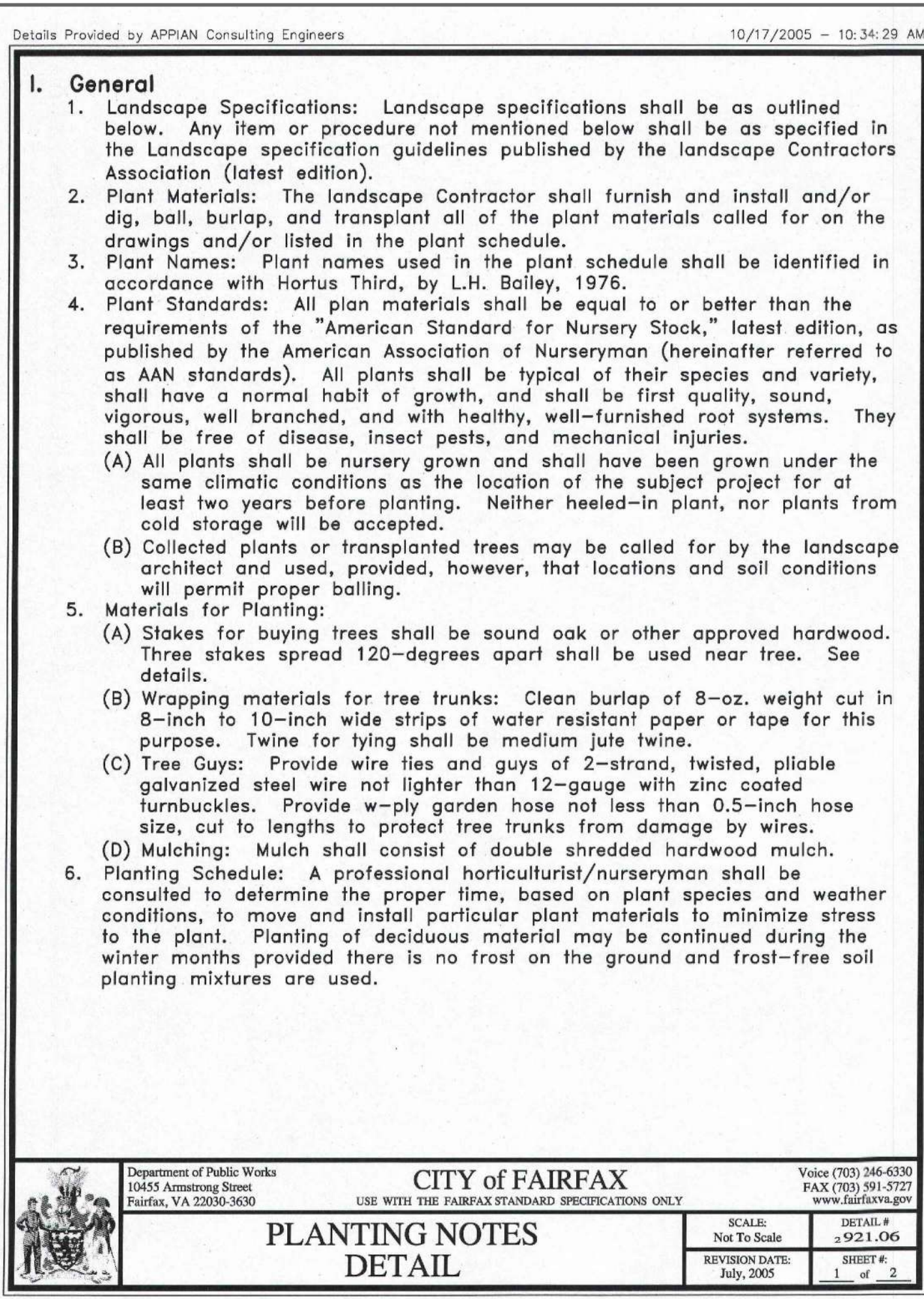
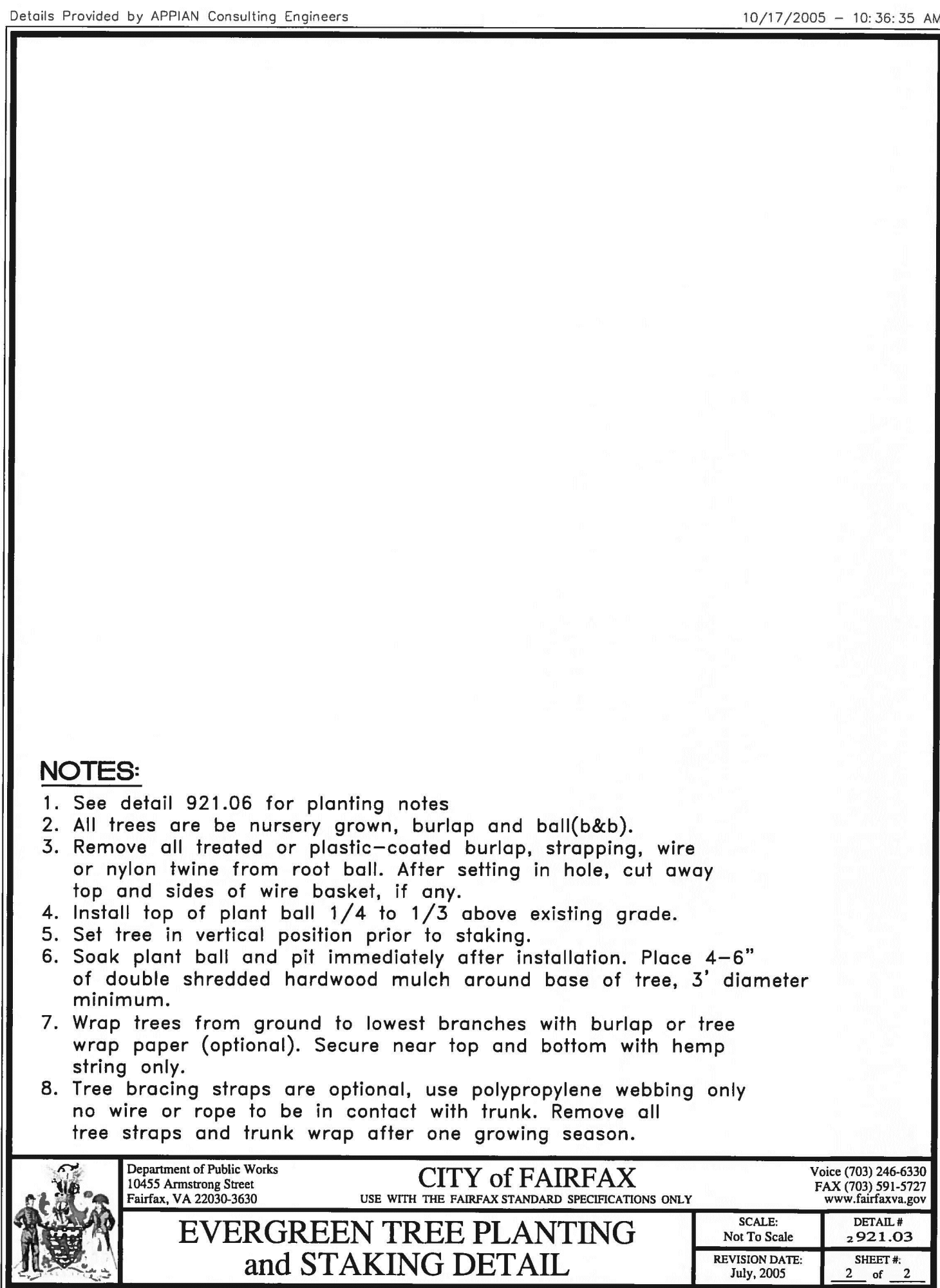
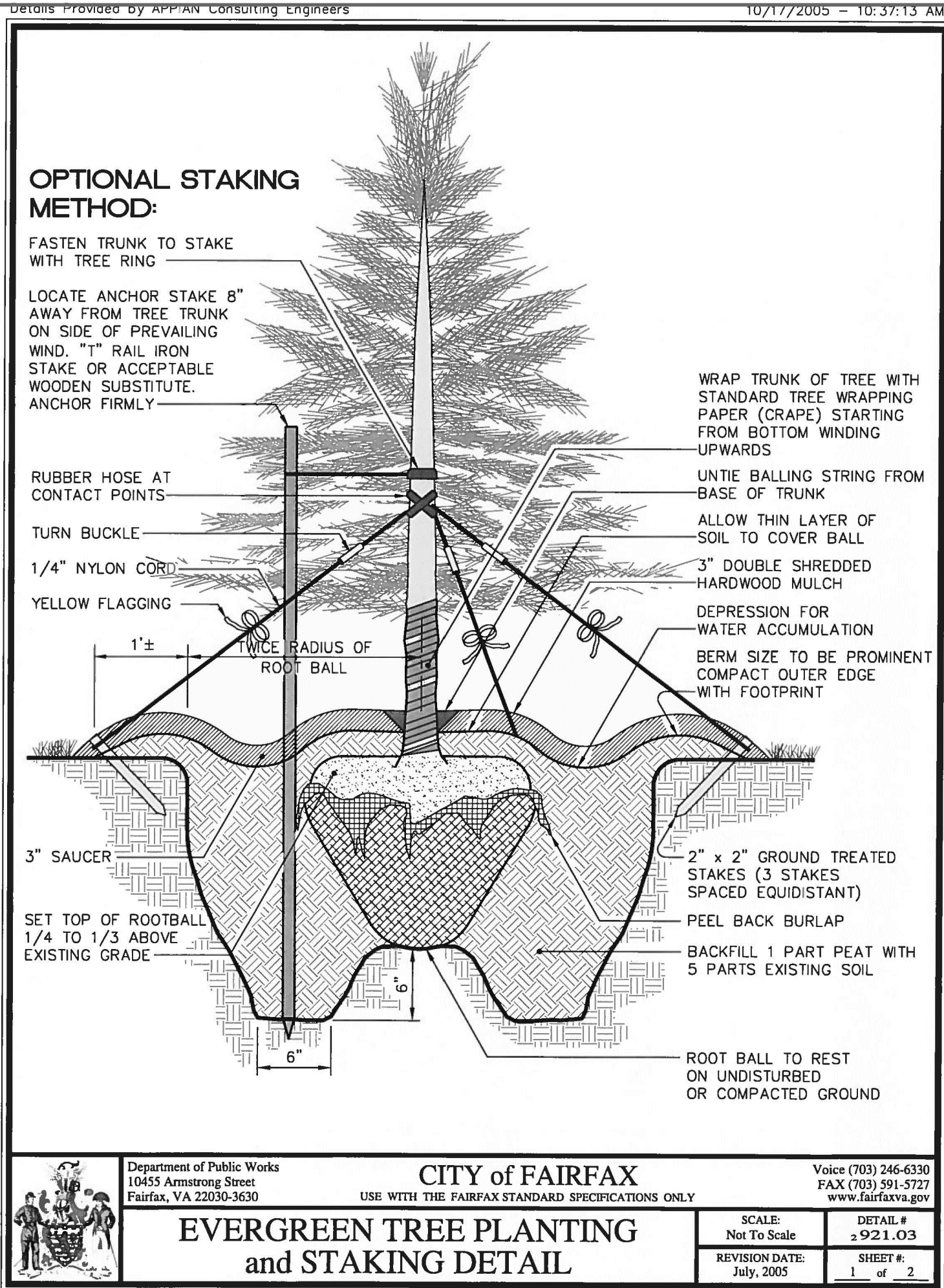
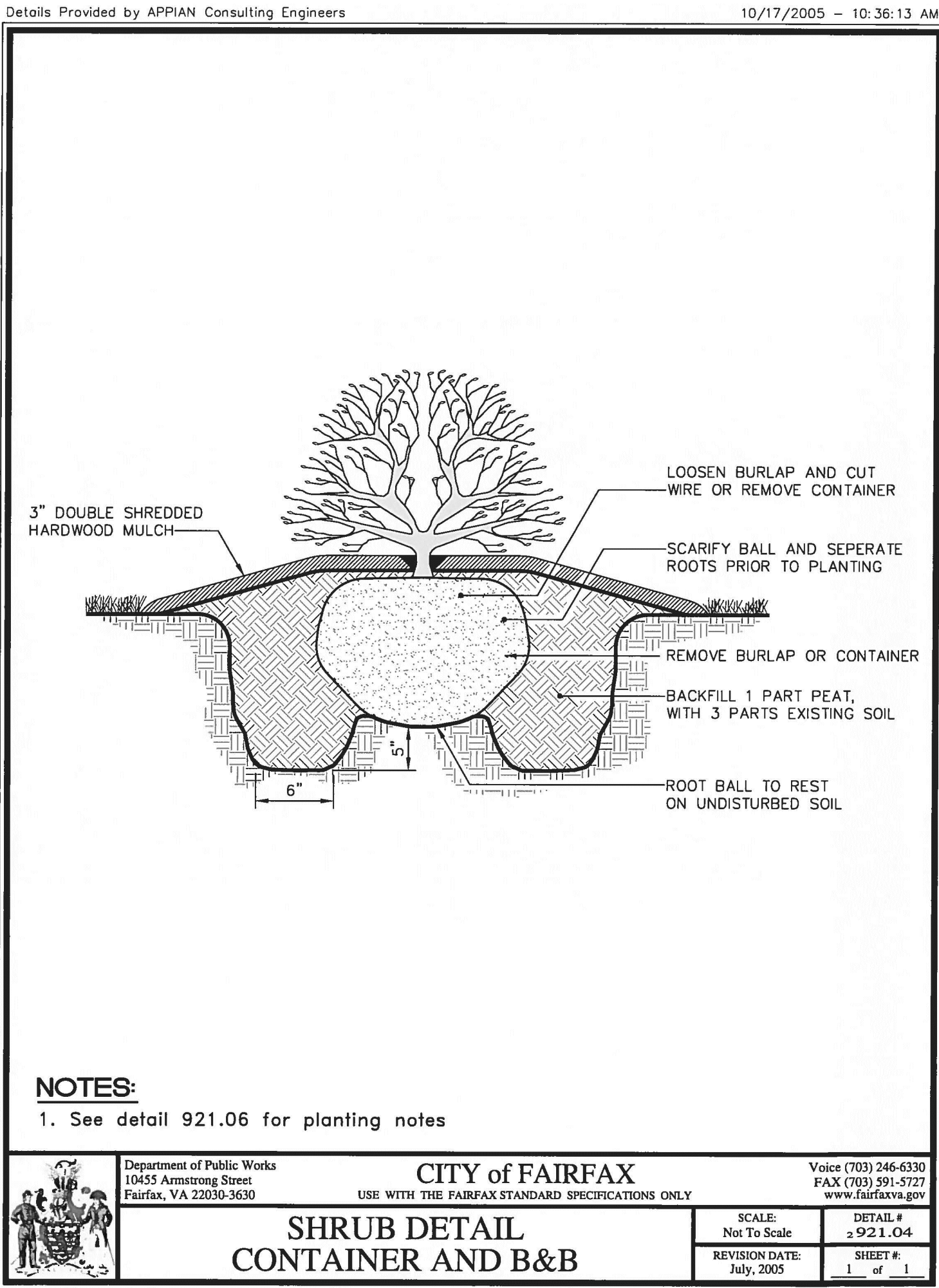
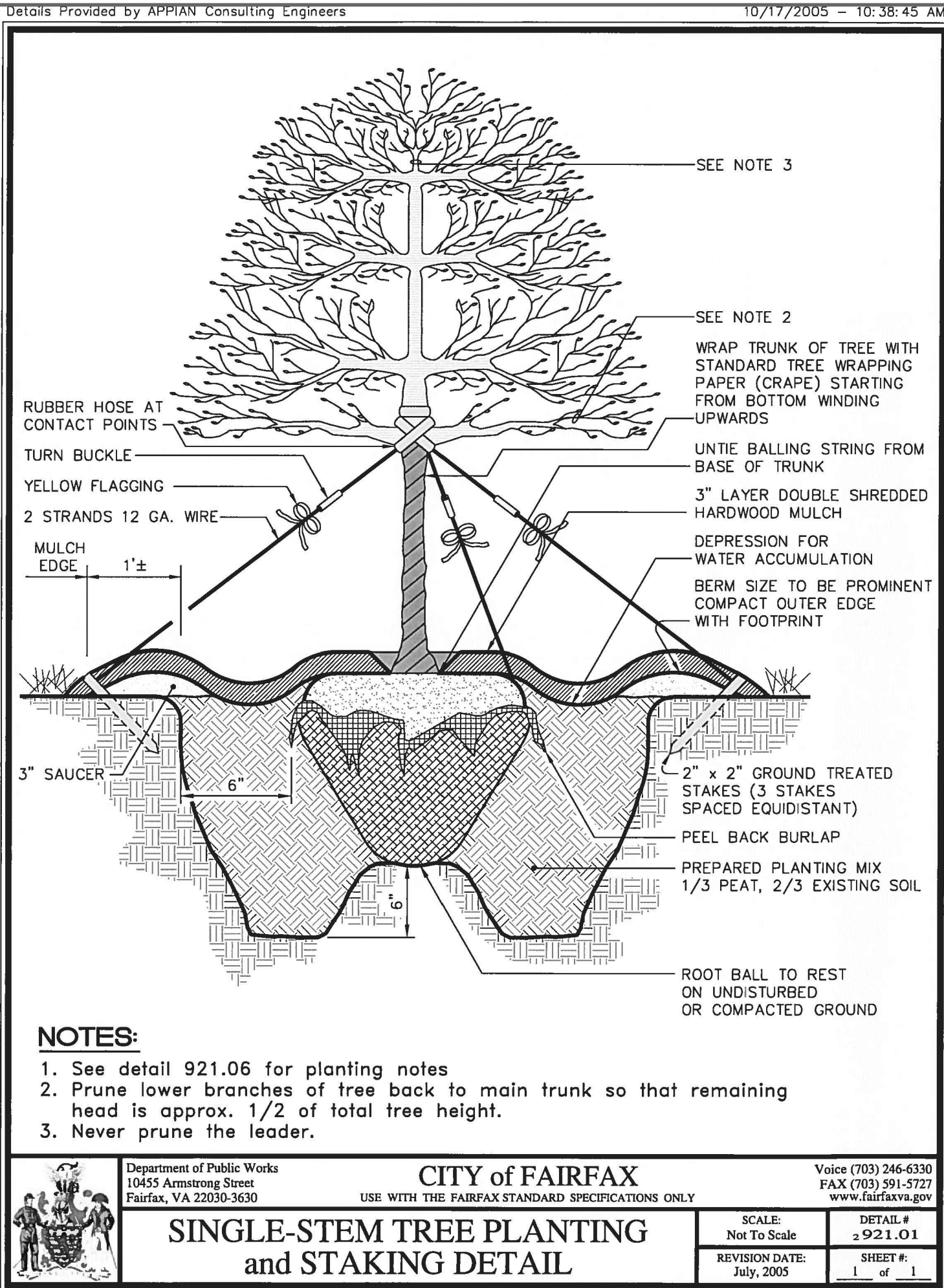
PROPOSED VEGETATION: PLANT SPECIES AND LOCATIONS ARE SUBJECT TO CHANGE AT THE TIME OF THE SITE PLAN PROCESS AND FINAL ENGINEERING.

PROPOSED TREE SPECIES MAY INCLUDE BUT NOT BE LIMITED TO:

ACER RUBRUM	RED MAPLE
CARPINUS CAROLINIANA	AMERICAN HORNBEAM
CERCIS CANADENSIS	EASTERN REDBUD
GLEDITSIA TRIACANTHOS INERMIS	HONEYLOCUST
ILEX OPACA	AMERICAN HOLLY
TILIA AMERICANA	LITTLELEAF LINDEN

PROPOSED SHRUB SPECIES MAY INCLUDE BUT NOT BE LIMITED TO:

OLETHRA ALNIFOLIA	SWEET PEPPERBUSH
HAMAMELIS VIRGINIANA	WITCH-HAZEL
ILEX VERTICILLATA	WINTERBERRY HOLLY
ITEA VIRGINICA	VIRGINIA SWEETSPIRE
LINDERA BENZOIN	NORTHERN SPICEBUSH
RHODODENDRON MAXIMUM	ROSEBAY RHODODENDRON



FAIRFAX, VIRGINIA **DESIGN REVIEW**

JUNE 22, 2018

A RESIDENTIAL COMMUNITY DEVELOPED BY
CAPSTONE COLLEGIATE COMMUNITIES

NILES BOLTON ASSOCIATES

Rendering - University Drive & Democracy Lane

Fairfax, VA



Rendering - University Drive & Layton Hall Drive

Fairfax, VA



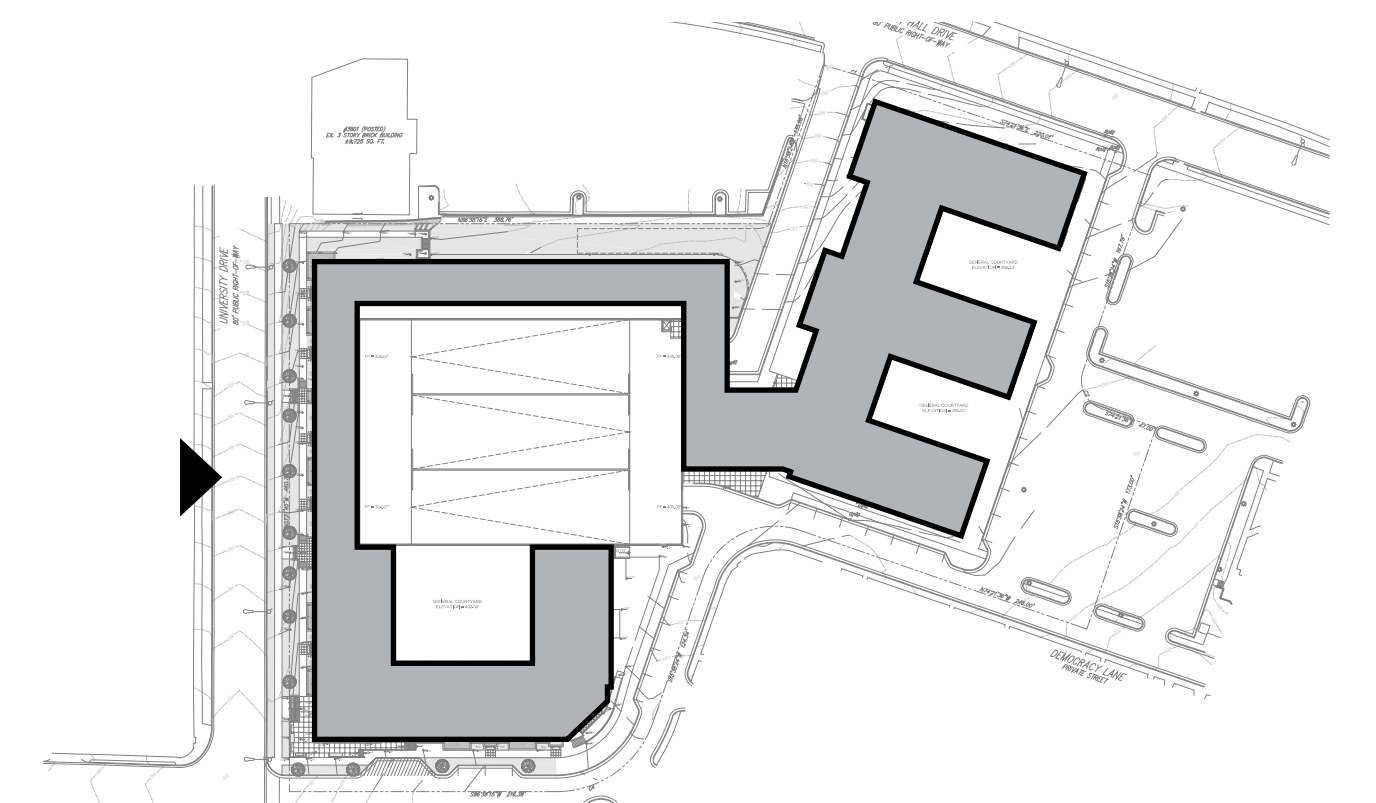
University Dr Elevation

Fairfax, VA



ELEVATION PART 1

ELEVATION PART 2

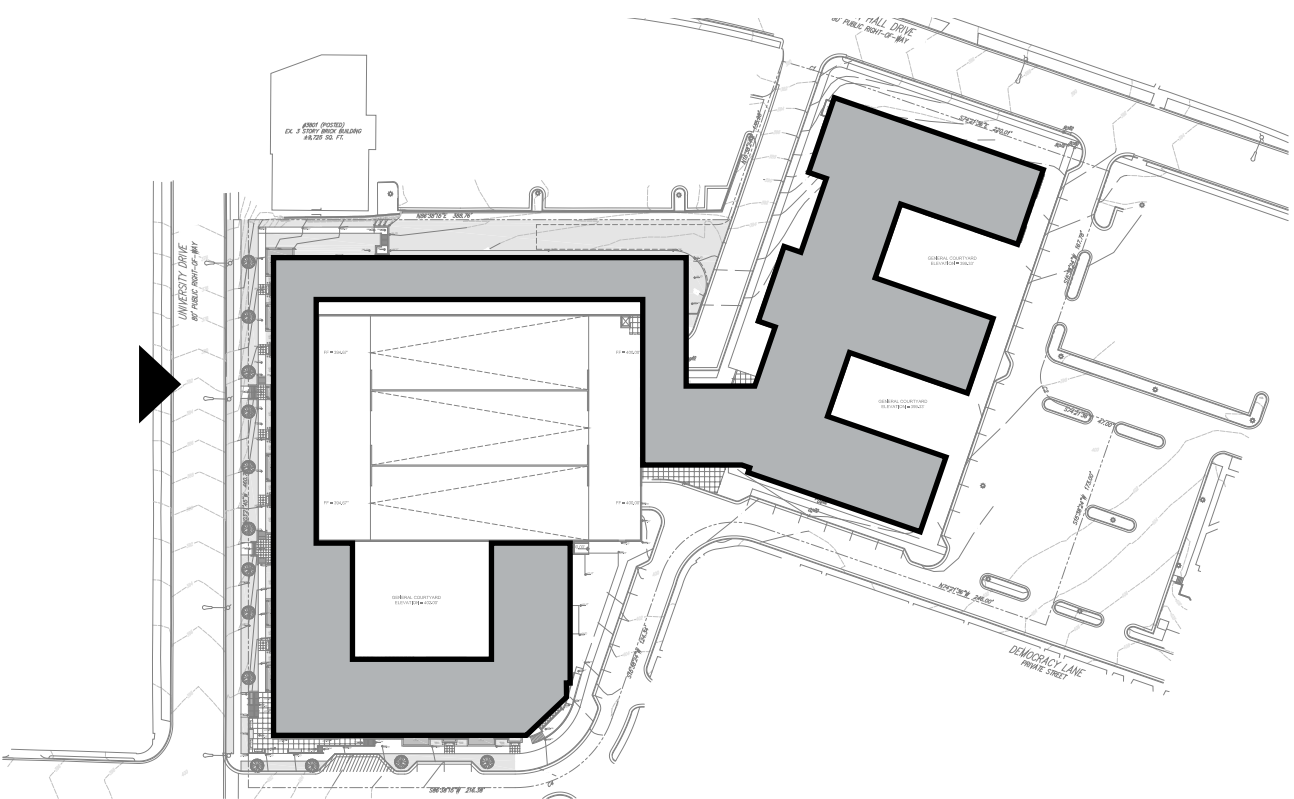


University Dr Elevation - Part 1

Fairfax, VA



MATERIALS LEGEND	
1	Masonry Color 1
2	Masonry Color 2
3	Fiber Cement Panel Color 1
4	Fiber Cement Panel - Color 2
5	Lap Siding
6	Architectural Asphalt Shingles
7	Metal Awning
8	Juliet Balcony



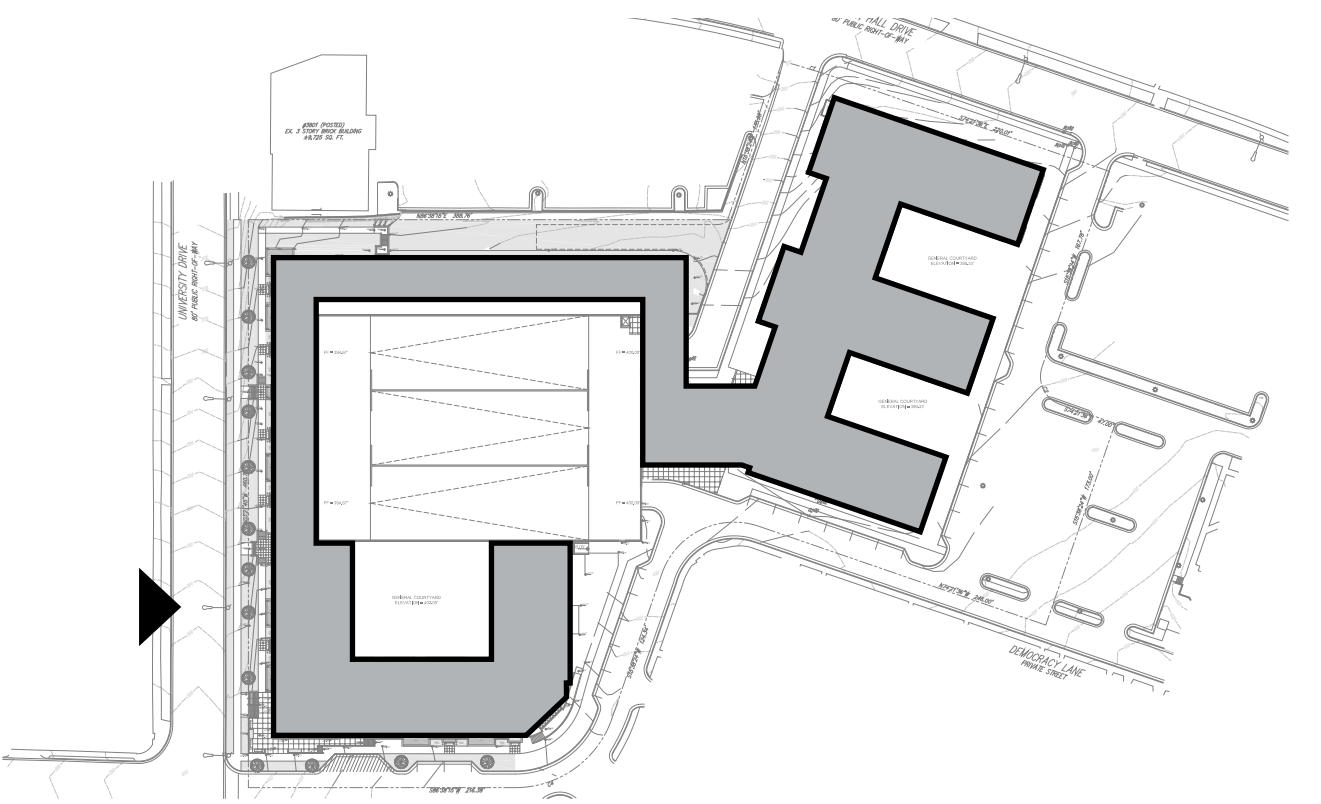
University Dr Elevation - Part 2

Fairfax, VA



MATERIALS LEGEND

- 1 Masonry Color 1
- 2 Masonry Color 2
- 3 Fiber Cement Panel Color 1
- 4 Fiber Cement Panel - Color 2
- 5 Lap Siding
- 6 Architectural Asphalt Shingles
- 7 Metal Awning
- 8 Juliet Balcony

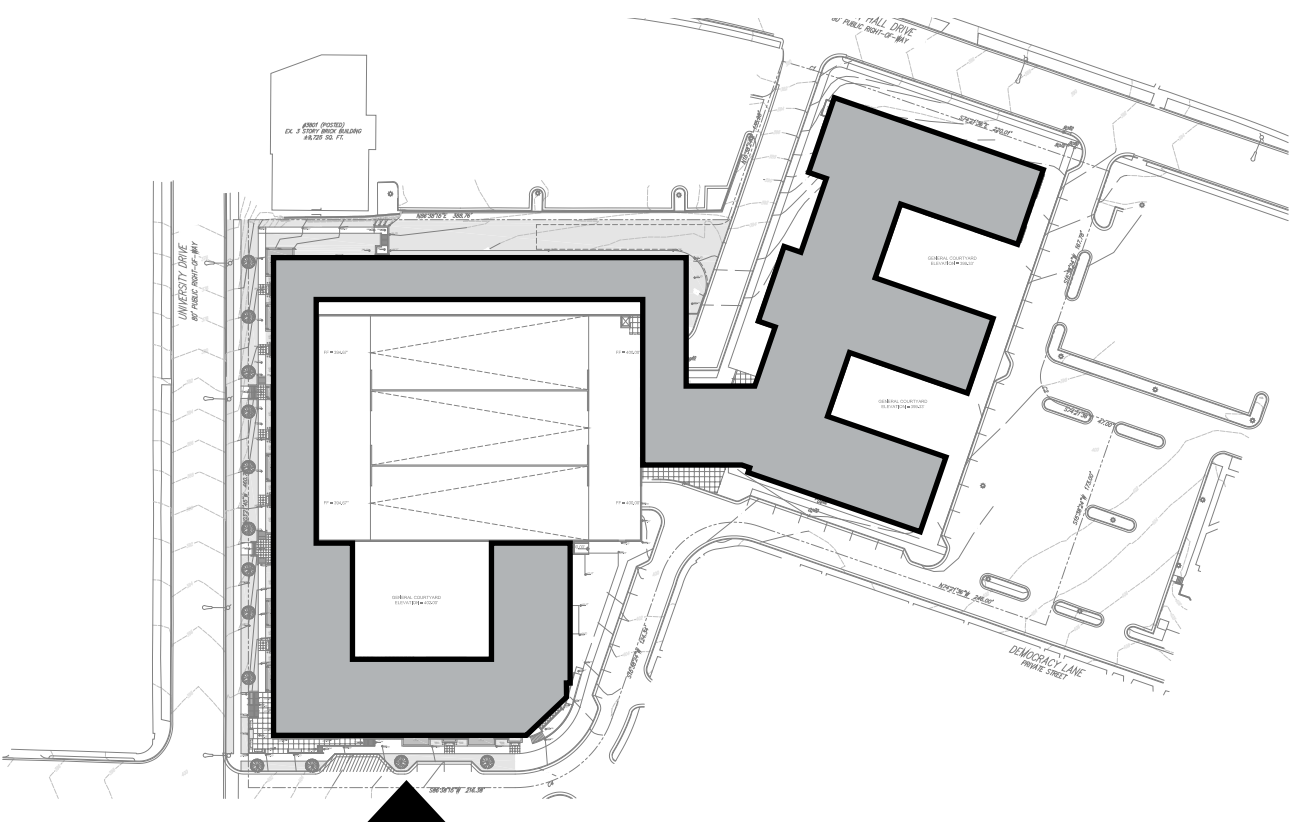


Democracy Lane Elevation

Fairfax, VA



MATERIALS LEGEND	
1	Masonry Color 1
2	Masonry Color 2
3	Fiber Cement Panel Color 1
4	Fiber Cement Panel - Color 2
5	Lap Siding
6	Architectural Asphalt Shingles
7	Metal Awning
8	Juliet Balcony

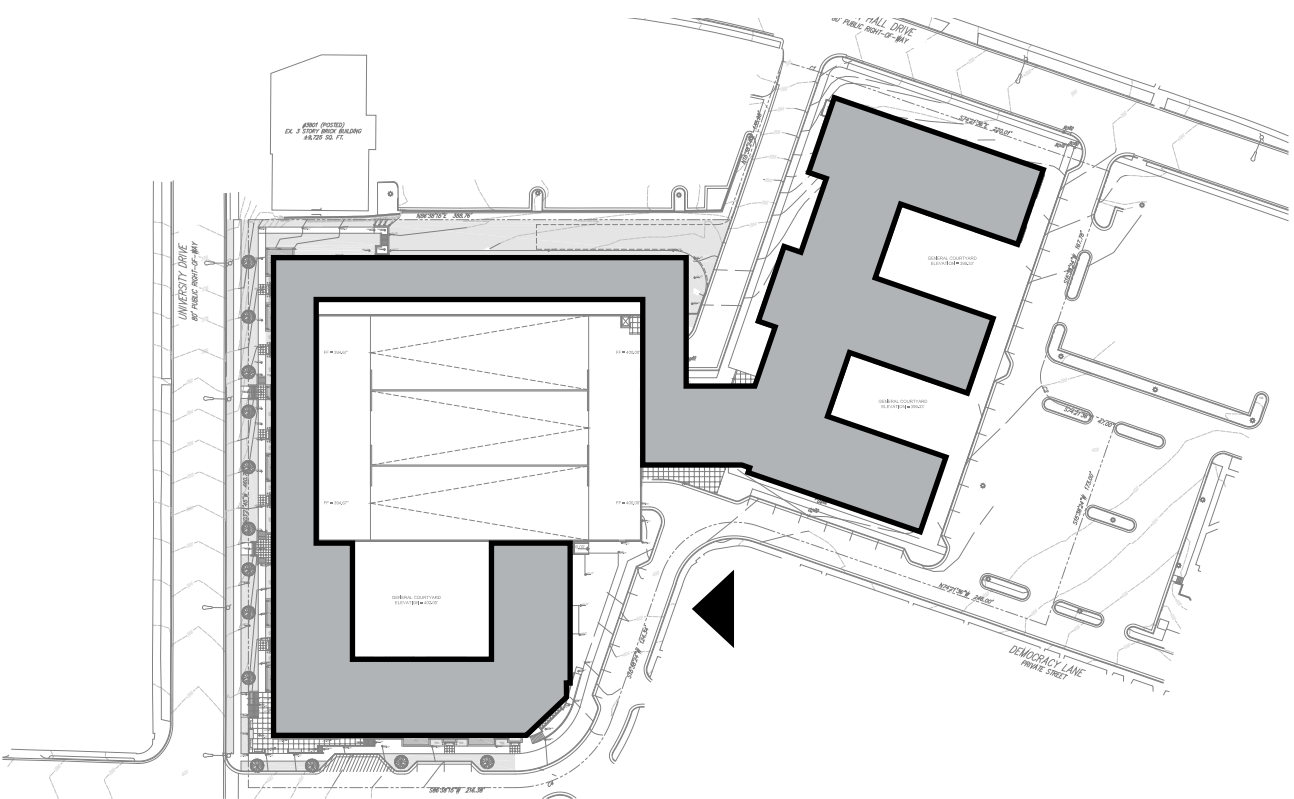


Democracy Lane Elevation

Fairfax, VA



MATERIALS LEGEND	
1	Masonry Color 1
2	Masonry Color 2
3	Fiber Cement Panel Color 1
4	Fiber Cement Panel - Color 2
5	Lap Siding
6	Architectural Asphalt Shingles
7	Metal Awning
8	Juliet Balcony



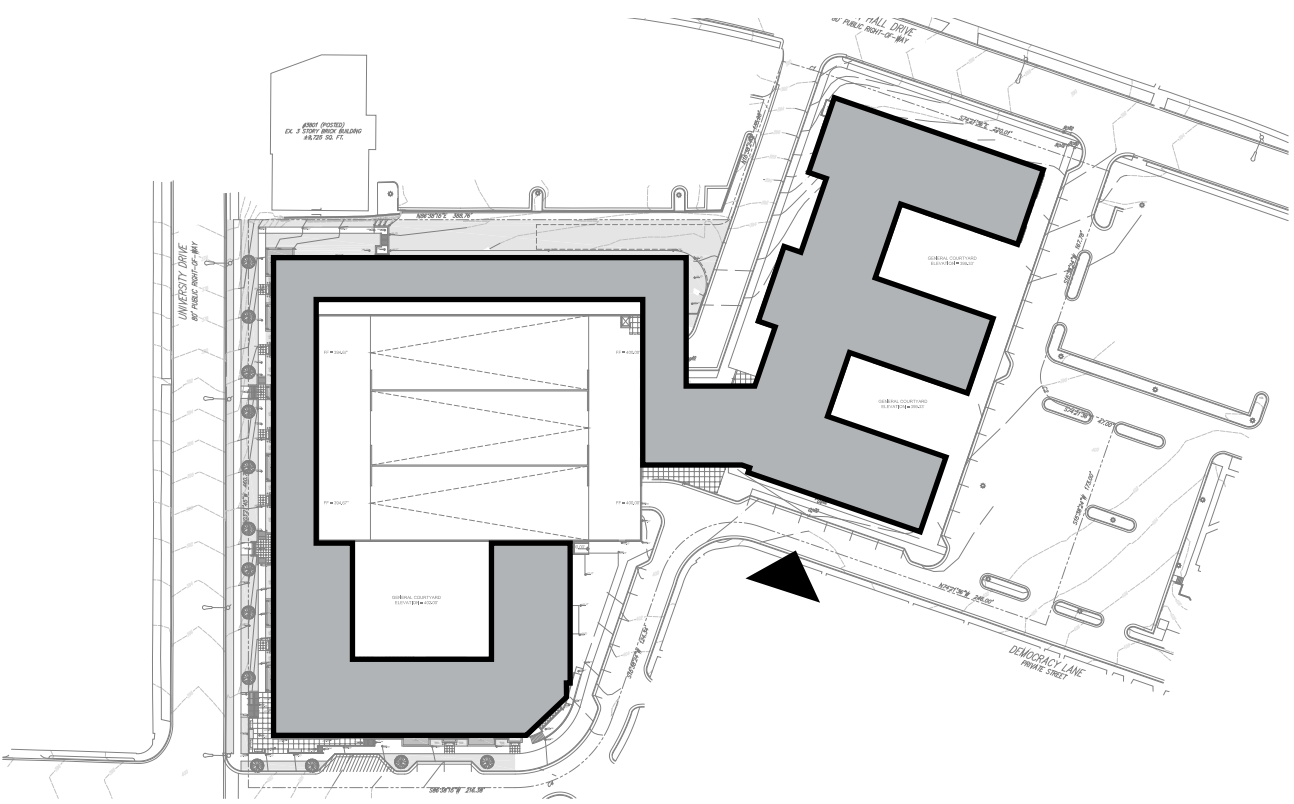
Democracy Lane Elevation

Fairfax, VA



MATERIALS LEGEND

- 1 Masonry Color 1
- 2 Masonry Color 2
- 3 Fiber Cement Panel Color 1
- 4 Fiber Cement Panel - Color 2
- 5 Lap Siding
- 6 Architectural Asphalt Shingles
- 7 Metal Awning
- 8 Juliet Balcony

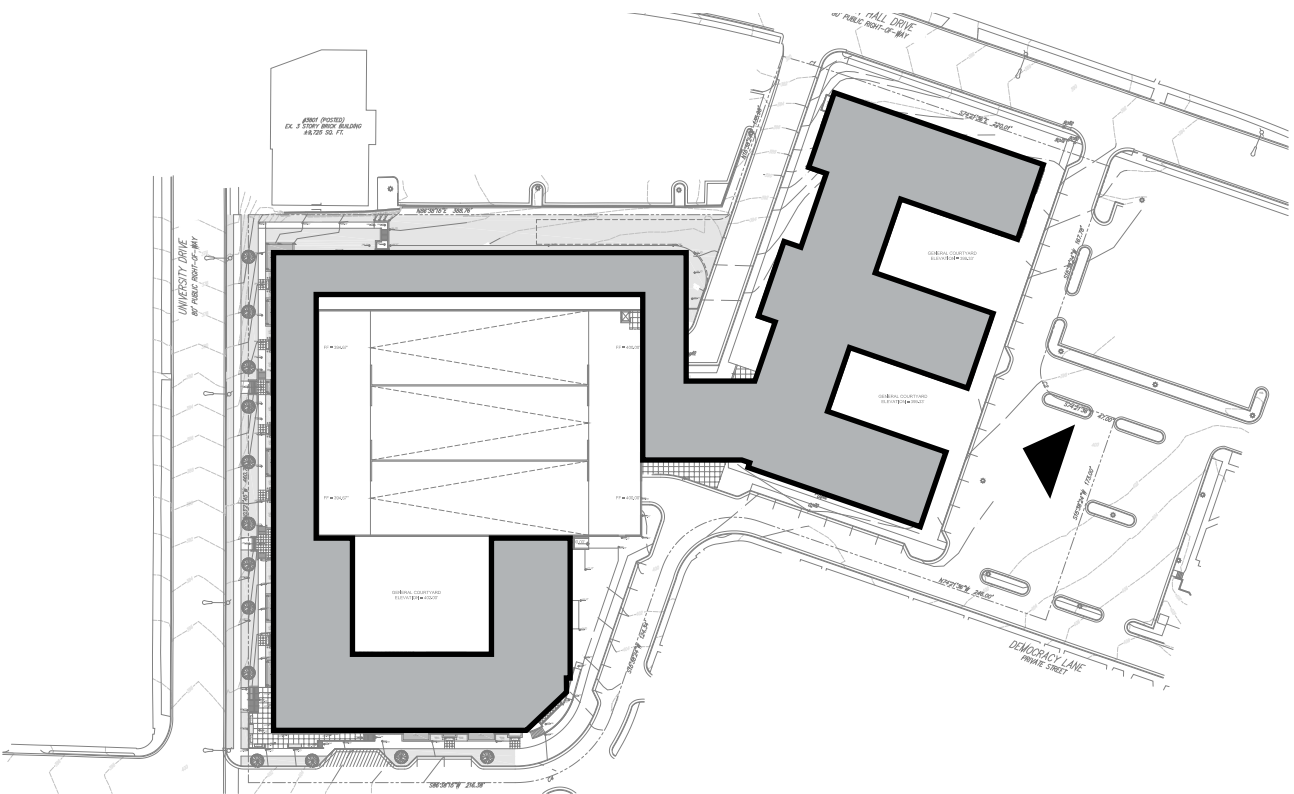


Private Drive Elevation - Part 1

Fairfax, VA



MATERIALS LEGEND	
1	Masonry Color 1
2	Masonry Color 2
3	Fiber Cement Panel Color 1
4	Fiber Cement Panel - Color 2
5	Lap Siding
6	Architectural Asphalt Shingles
7	Metal Awning
8	Juliet Balcony

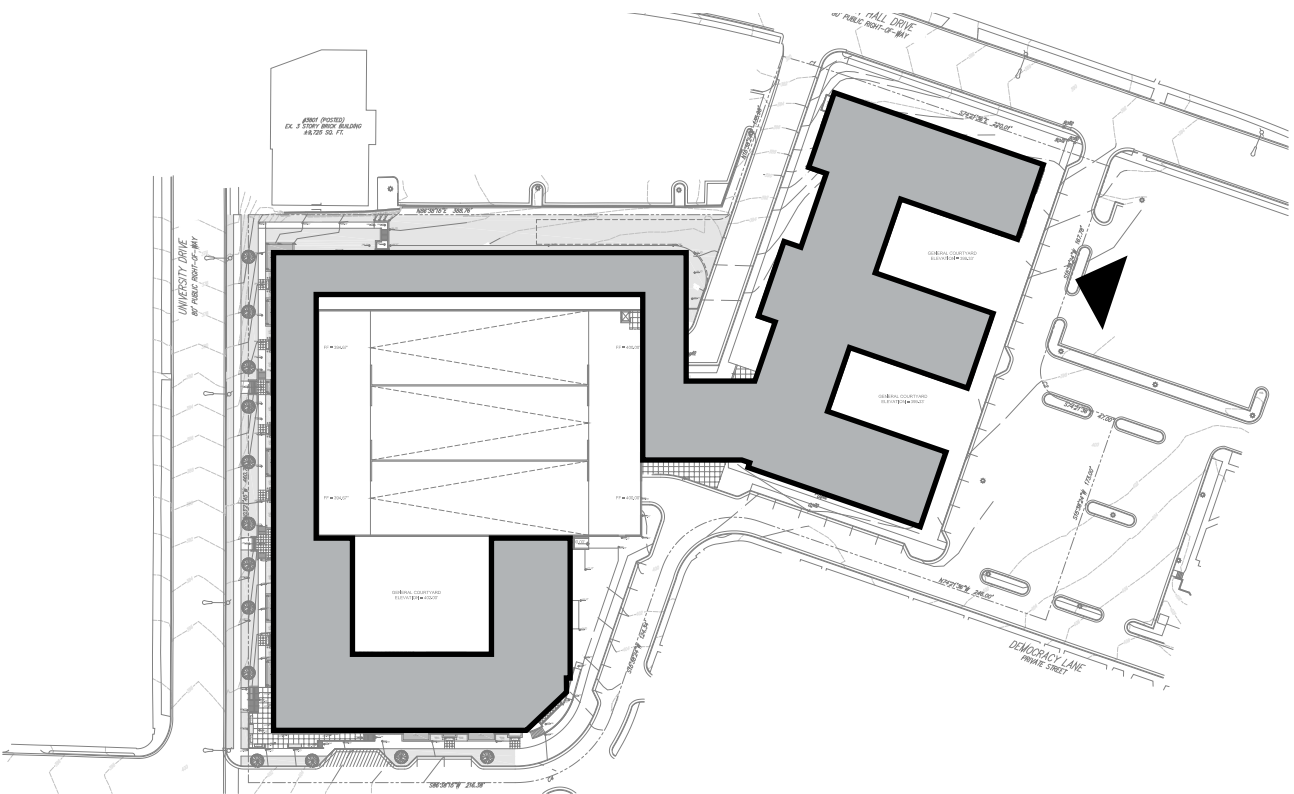


Private Drive Elevation - Part 2

Fairfax, VA



MATERIALS LEGEND	
1	Masonry Color 1
2	Masonry Color 2
3	Fiber Cement Panel Color 1
4	Fiber Cement Panel - Color 2
5	Lap Siding
6	Architectural Asphalt Shingles
7	Metal Awning
8	Juliet Balcony

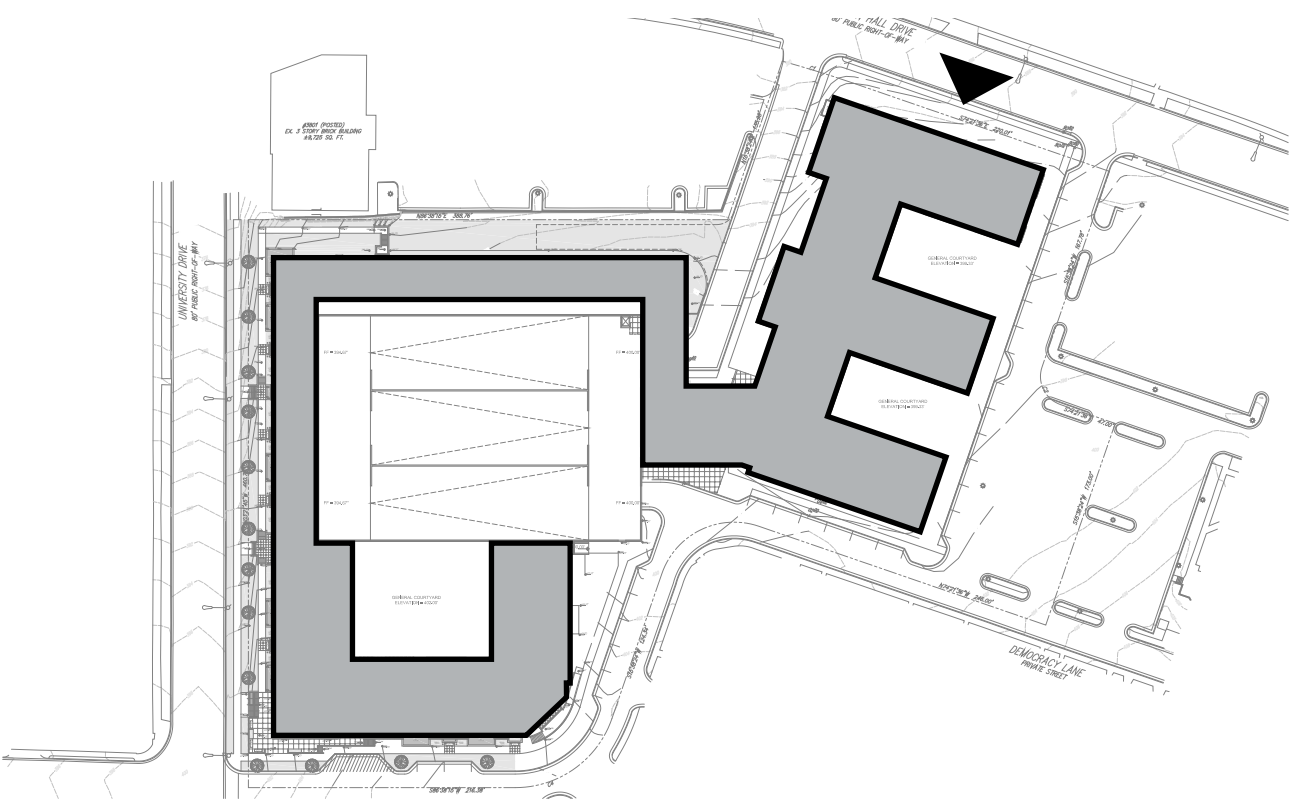


Layton Hall Dr Elevation

Fairfax, VA

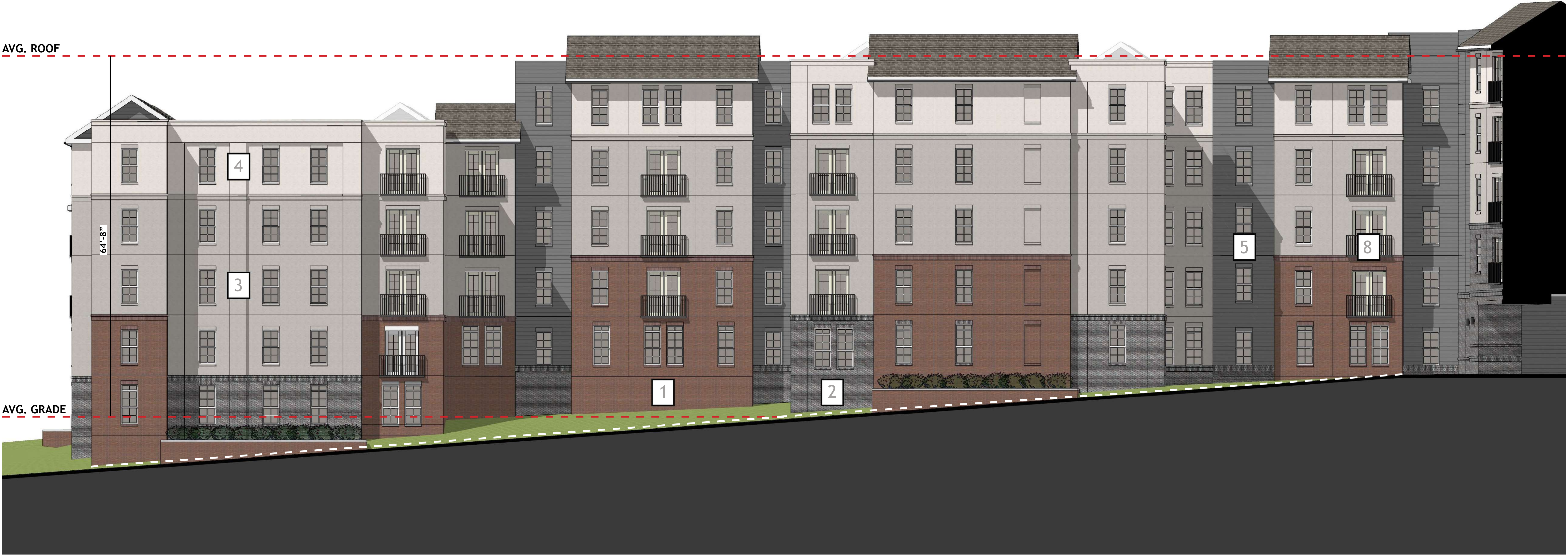


MATERIALS LEGEND	
1	Masonry Color 1
2	Masonry Color 2
3	Fiber Cement Panel Color 1
4	Fiber Cement Panel - Color 2
5	Lap Siding
6	Architectural Asphalt Shingles
7	Metal Awning
8	Juliet Balcony



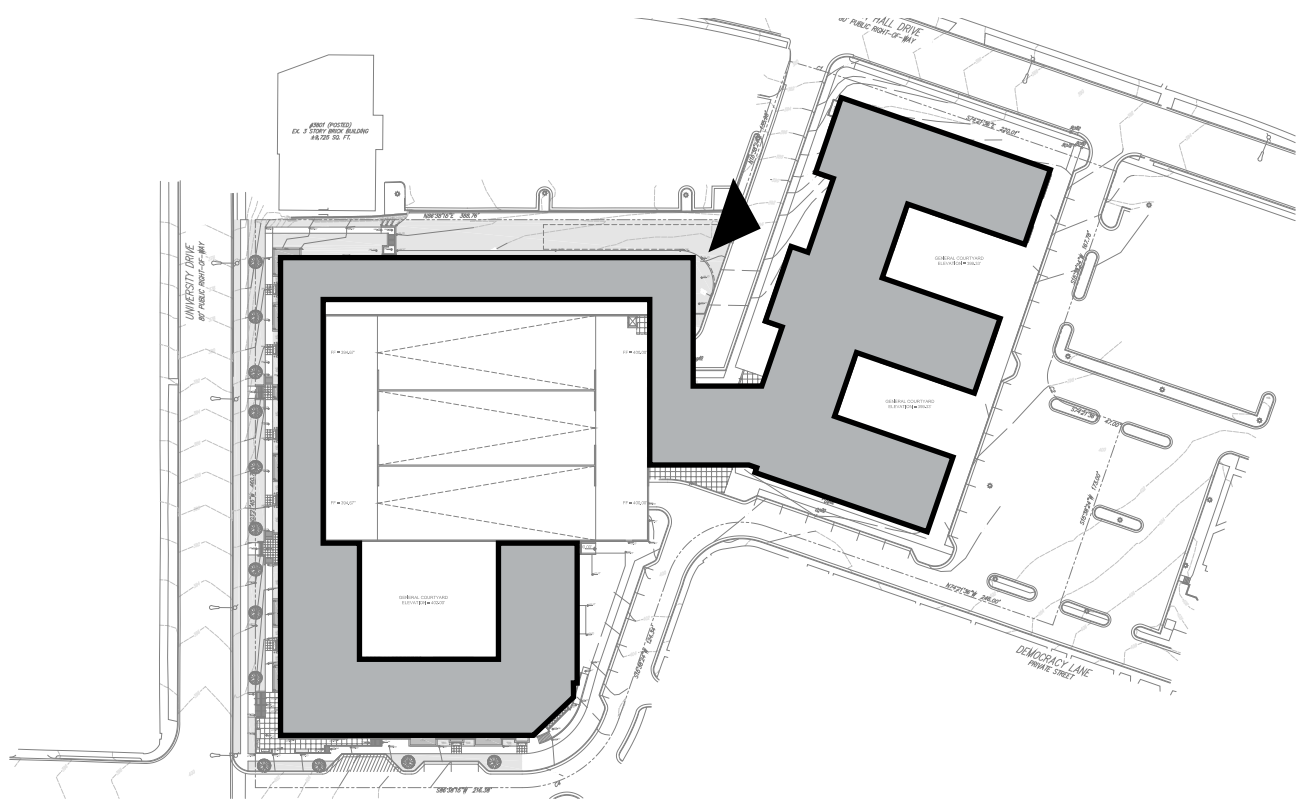
Private Drive Elevation

Fairfax, VA



MATERIALS LEGEND

- 1 Masonry Color 1
- 2 Masonry Color 2
- 3 Fiber Cement Panel Color 1
- 4 Fiber Cement Panel - Color 2
- 5 Lap Siding
- 6 Architectural Asphalt Shingles
- 7 Metal Awning
- 8 Juliet Balcony



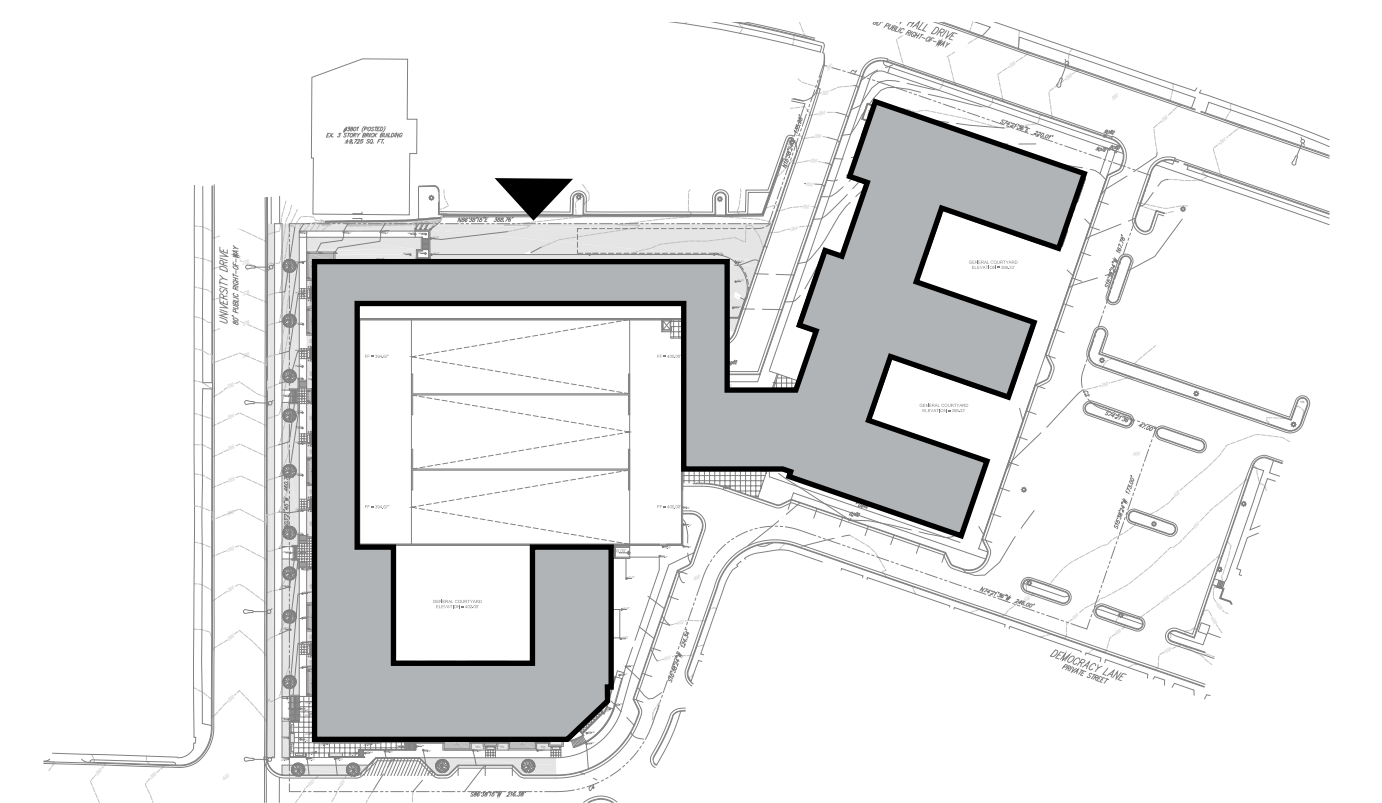
Layton Hall Dr Elevation

Fairfax, VA



ELEVATION PART 1

ELEVATION PART 2



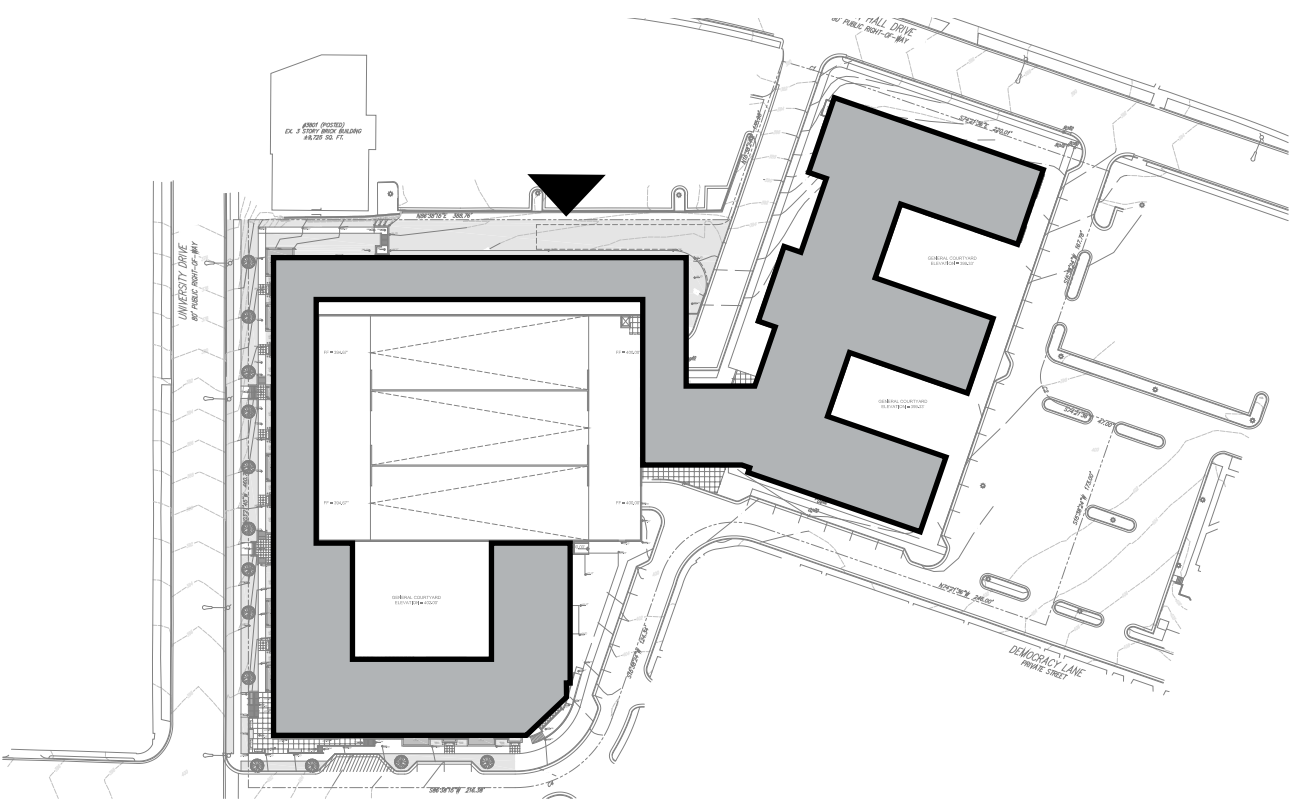
Layton Hall Dr Elevation - Part 1

Fairfax, VA



MATERIALS LEGEND

- 1 Brick Color 1
- 2 Brick Color 2
- 3 Fiber Cement Panel - Color 1
- 4 Fiber Cement Panel - Color 2
- 5 Lap Siding
- 6 Architectural Asphalt Shingles
- 7 Metal Awning
- 8 Juliet Balcony

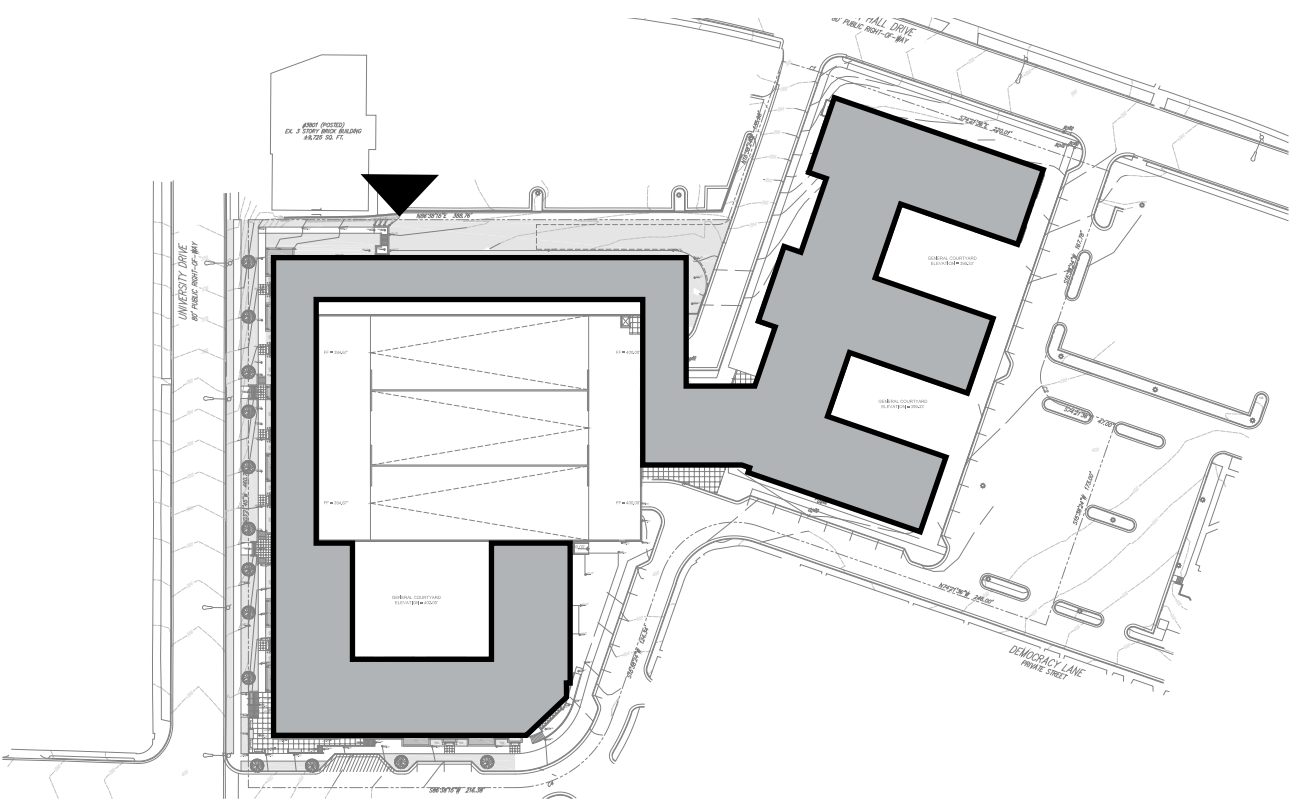


Layton Hall Dr Elevation - Part 2

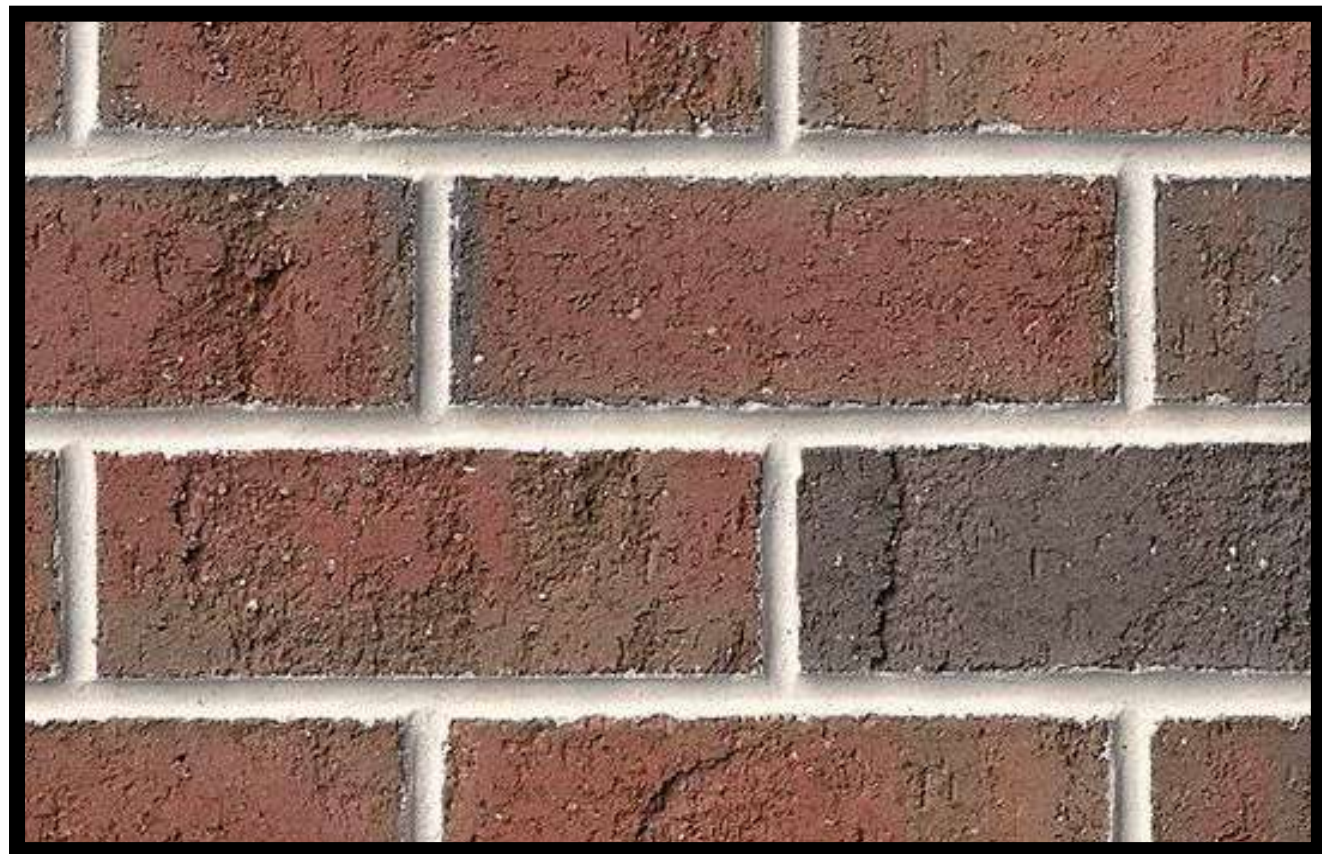
Fairfax, VA



MATERIALS LEGEND	
1	Masonry Color 1
2	Masonry Color 2
3	Fiber Cement Panel Color 1
4	Fiber Cement Panel - Color 2
5	Lap Siding
6	Architectural Asphalt Shingles
7	Metal Awning
8	Juliet Balcony



Material Samples
Fairfax, VA



BRICK COLOR 1



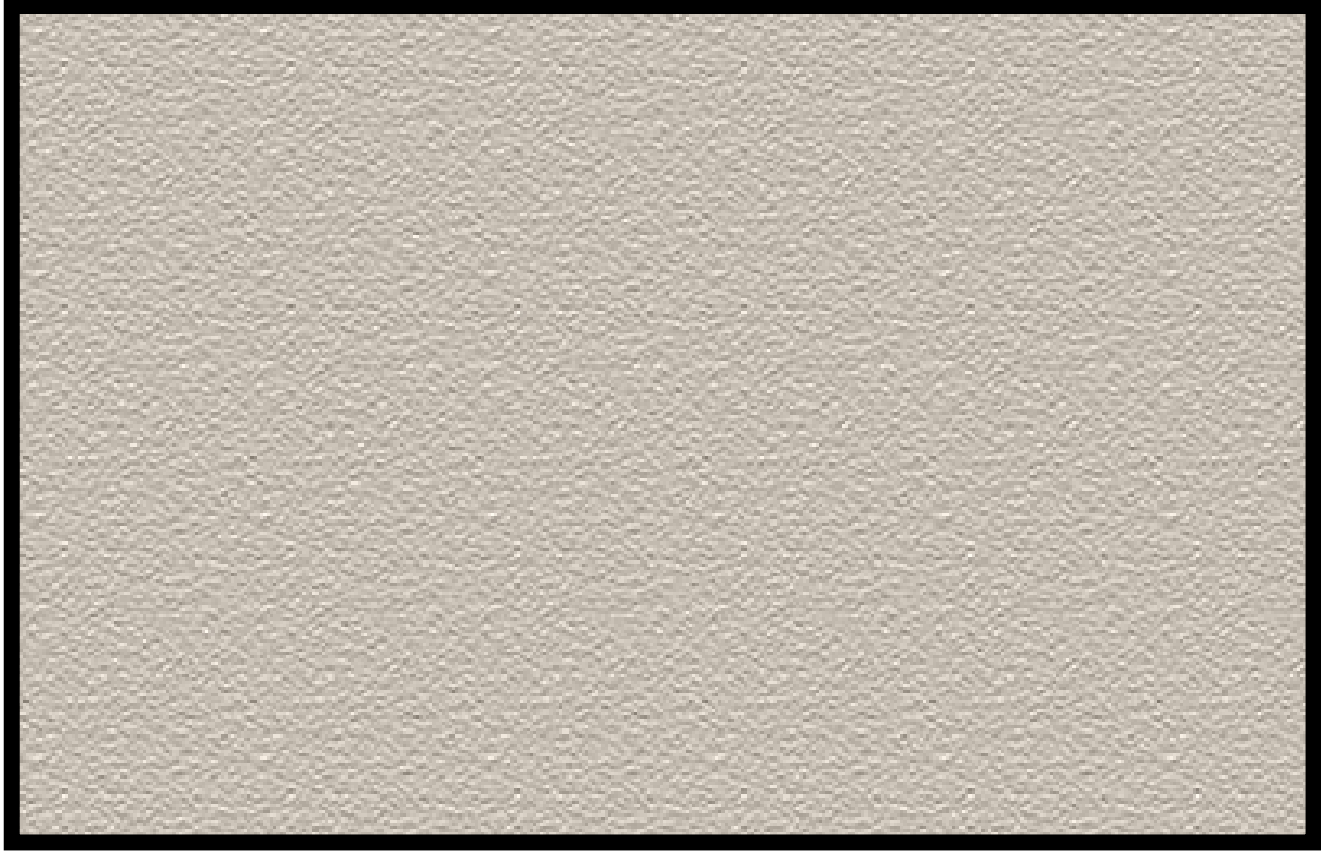
BRICK COLOR 2



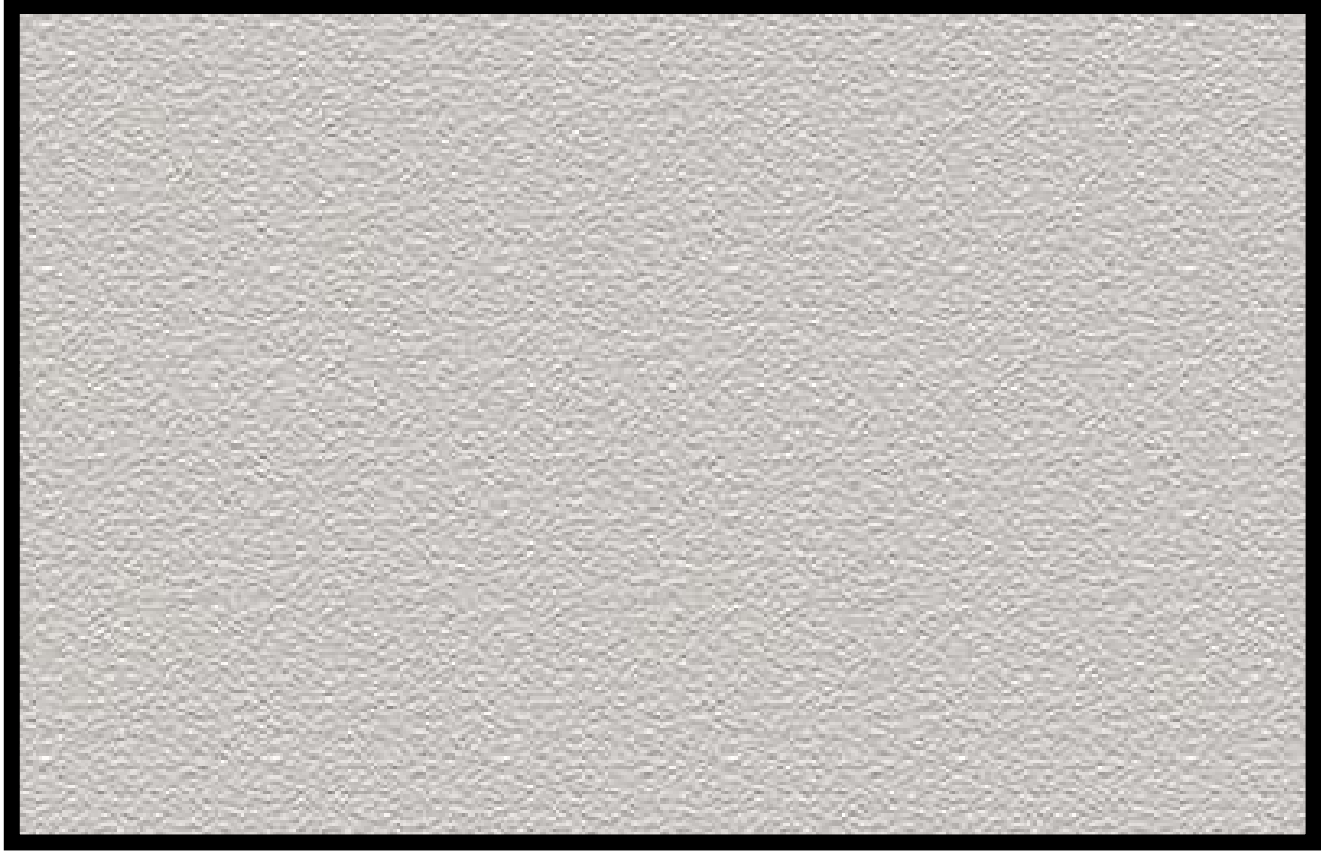
ARCHITECTURAL ASPHALT SHINGLES



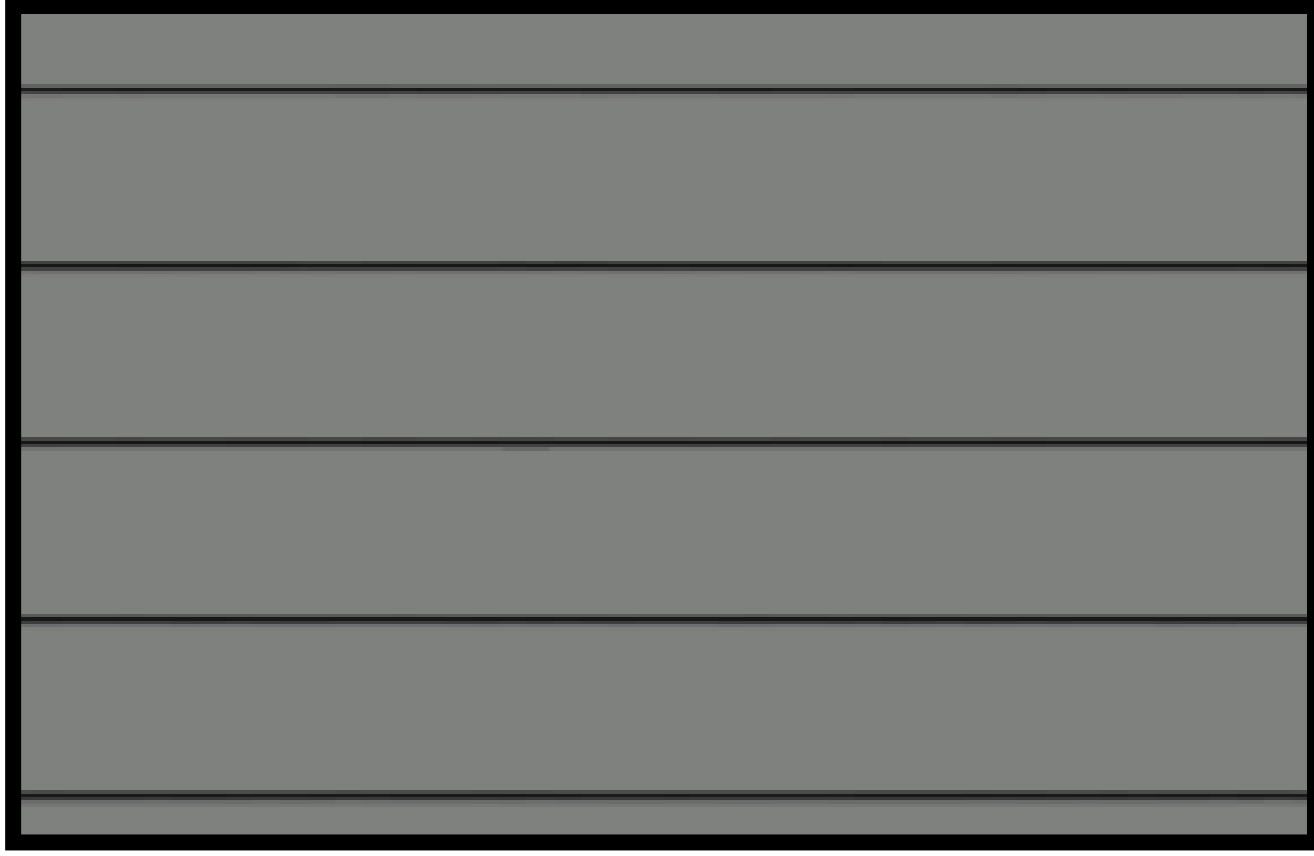
METAL AWNING



FIBER CEMENT PANEL - SW 7043



FIBER CEMENT PANEL - SW 7028



LAP SIDING - SW 7067